



FOR LEASE: AUTO SHOP

3,000 SF 4 Bay Bldg On Corner 12,200 SF Lot

2301 W 44th Ave | Denver, CO 80211



Includes Paint Booth-LARGE FENCED YARD - One Of The Only Auto Shops In The Highlands/Sunnyside Area!

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Lease Rate:	\$15,000/Mo + NNN
Lot Size:	12,196 SF
Building Size:	2,963 SF
Floor Drains:	Yes with Trap
Year Built/Renovated:	1949/2018
City/County:	Denver/Denver
Zoning:	U-MS-2
Taxes 2024:	\$19,132.84

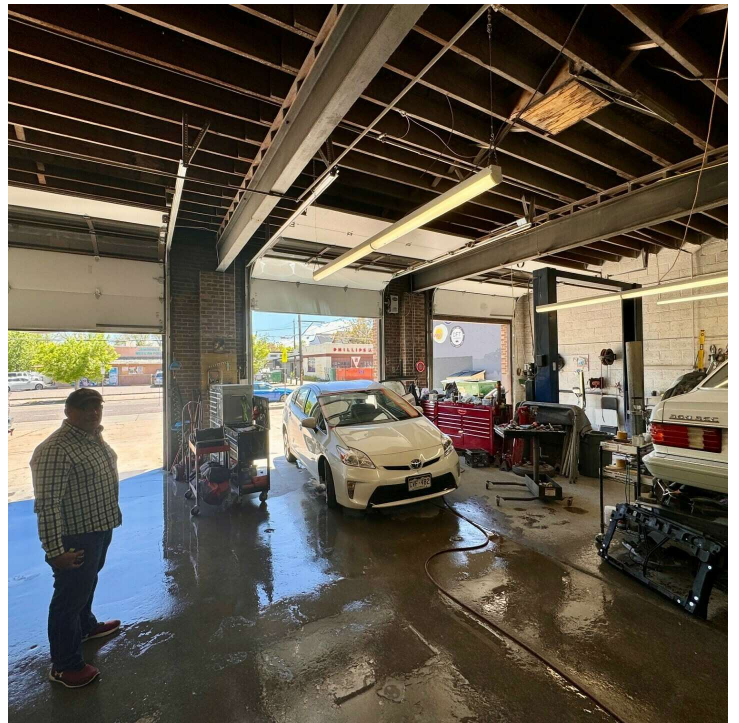
PROPERTY OVERVIEW

Located in the heart of the Denver Highlands and Sunnyside community. Well located on the hard corner of W 44th Ave and Wyandot St, this prime automotive 4 bay building with fenced yard is a very rare offering. Lease includes real estate & all FF&E including: paint booth, powder coating and welding equipment, lifts and alignments rack, and a modern compressor. This is truly a turnkey opportunity for automotive entrepreneurs. For details on inquiring the business - dealership licenses (for wholesale, used and retail auto sales) and a thriving auto body and automotive repair book of business - Call Greg or Earl to set up a showing or receive business financial information.

DO NOT DISTURB OWNER WITHOUT CONTACTING GREG OR EARL

PROPERTY HIGHLIGHTS

- 4 Bay Free Span Auto Shop on Hard corner (Spans 1/2 city block)
- Front Office and Waiting Area, Fenced and Secured Yard
- Abundant Parking, Floor Drain System with Sand Trap Interceptor
- Only Autobody shop in the Highlands/Sunnyside Neighborhoods
- Thriving Business in a high income area - All FF&E included in lease

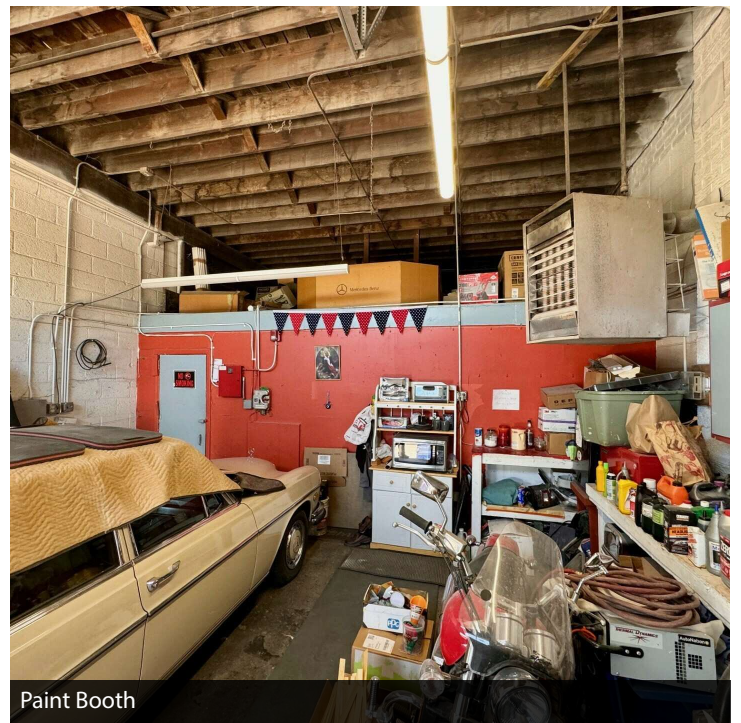




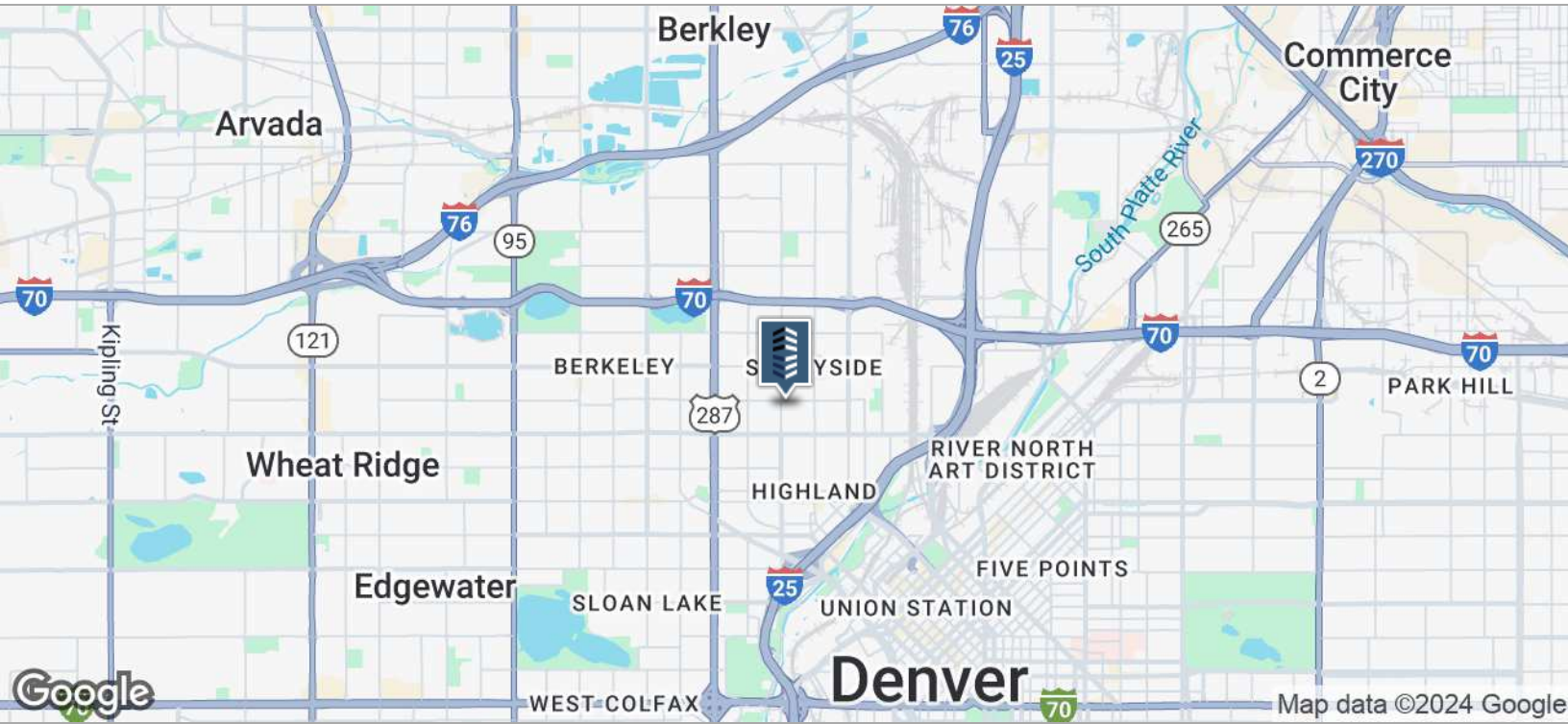
Concrete Lot 4 Bay Automotive



Extensive Fenced Yard Area on East and North Sides



Paint Booth



CONTACT:

GREG KNOTT
 EXECUTIVE VICE PRESIDENT
 303.521.3648
 gknott@uniqueprop.com

EARL DUFFY
 SENIOR BROKER ASSOCIATE
 303.968.4929
 eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.