

2715 W. 8TH AVE
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



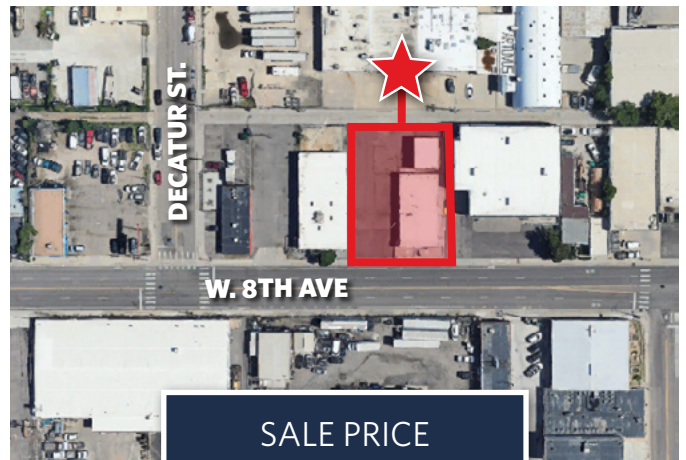
FOR SALE

CENTRAL INDUSTRIAL OR OFFICE BUILDING WITH PARKING FOR SALE

BUILDING SIZE: 3,764/SF

PROPERTY HIGHLIGHTS

- Extremely Central Location
- Freestanding Building with Paved Parking
- Easy I-25 Access
- 8th Ave Curb Cut
- HUB Zone Qualified Location
- **Located within an Opportunity Zone**



**SALE PRICE
CONTACT BROKER**

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

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Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

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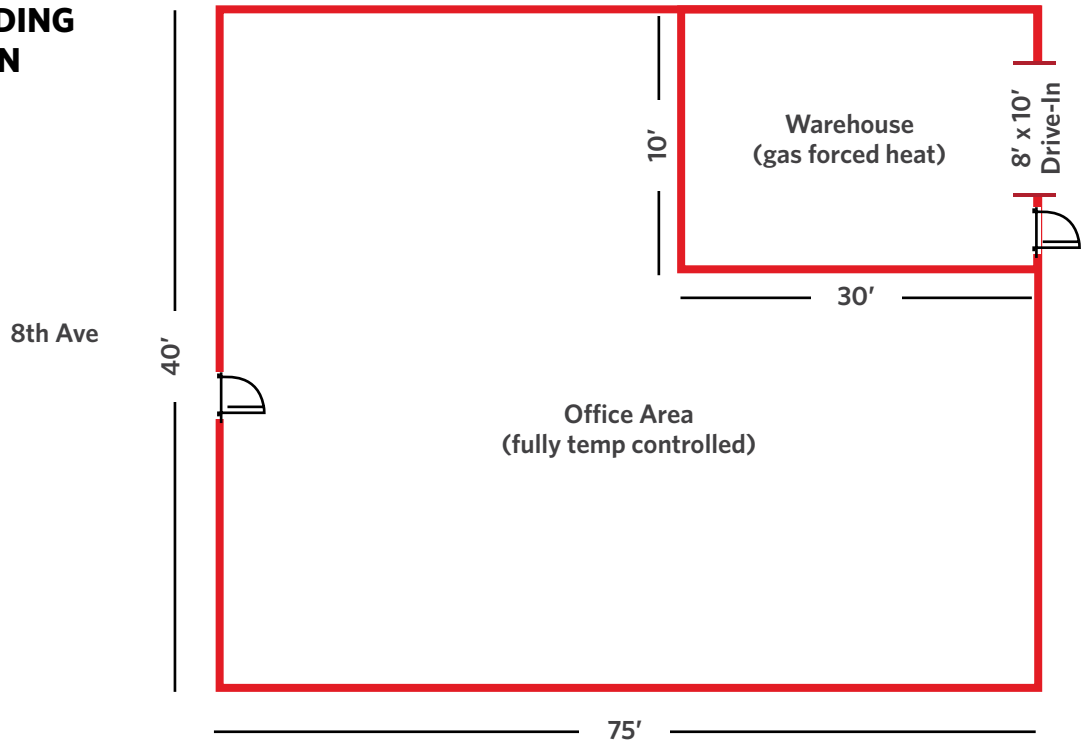
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PROPERTY DETAILS

- **Building Size:** 3,764 SF
- **Site Size:** 14,000 SF
- **Zoning:** I-A
- **YOC:** 1957
- **Taxes (2023):** \$13,666.98
- **Loading:** 2 drive in doors
- **Clear Height:** 10'-13'ft
- **Power:** Single phase



MAIN BUILDING FLOOR PLAN



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