

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Fully Renovated Automotive / Commercial Property For Sale

704 S. Monaco St. Pkwy., Denver, CO 80224



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For Sale: \$1,279,000



PROPERTY INFORMATION

Building Size:	3,770± SF
Lot Size:	0.23 Acre (9,988± SF)
City/County:	Denver / Denver
YOC:	1966 (Renovated 2023)
Zoning:	S-MX-3A (Denver)
Parking Spaces:	9 Off-Street / 10 Indoors
Loading:	9 - 9'x9' Drive-In Doors
Taxes:	\$15,099.08 (2024)

PROPERTY NARRATIVE

Located just north of the S. Monaco St. Pkwy. and Leedsdale Drive intersection, this commercial building offers a new roof, dual combo HVAC units, and all new LED lighting. A newly resurfaced parking lot and improved drainage complement the new interior and exterior paint. On the inside, there is a fully rehabilitated office suite, two new bathrooms, a new kitchen, conference and meeting space, and two private offices. Floor drains are throughout the building, all leading to a recently jetted and serviced sand trap. New and owned security system. There is a large storage area with laundry facilities. Eleven vehicles are consistently and comfortably stored within the building, with 9 off-street parking spaces.

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**Brokerage Disclosure
to Buyer**

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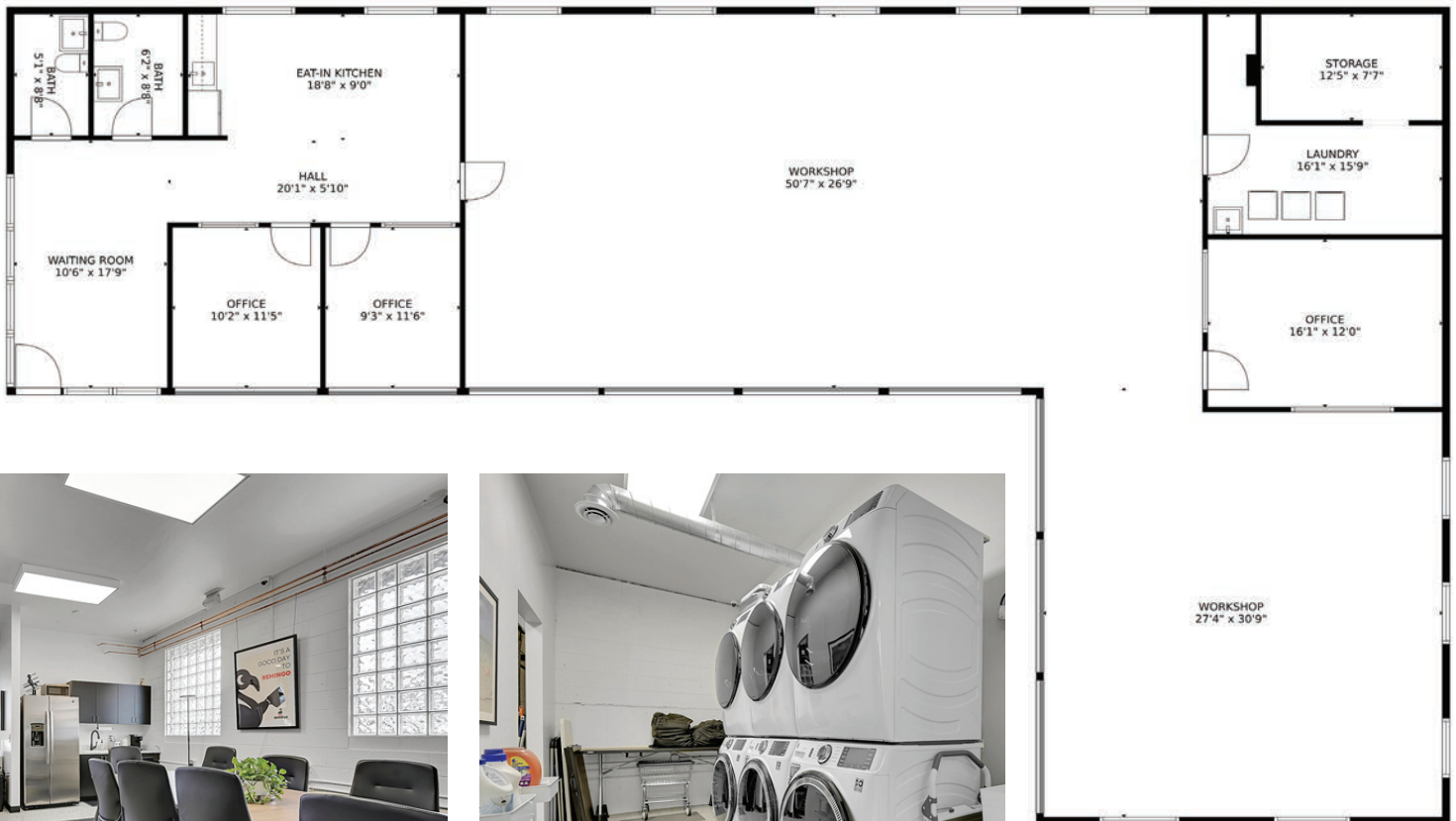
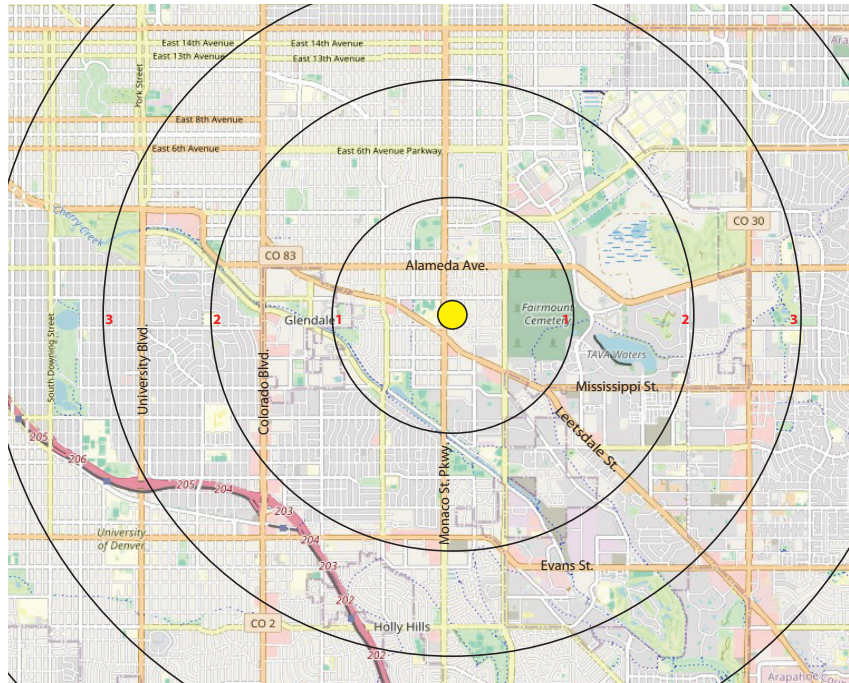
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