



4475 W 58th Ave

4475 W 58th Ave, Arvada, CO 80002



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4475 W 58th Ave

\$1,150,000

Great Arvada location between Tennyson and Sheridan Blvd. off of 58th avenue. Quick access to both I-76 and I-70

The 1st floor provides 1,176 sq. ft finished office space with private entrance, large reception, 4 private offices, copy/work room, large kitchen with seating area & ADA restroom plus 1,624 sf of warehouse with roll up door and 18' ceilings with private entrances to office and warehouse. The 2nd floor mezzanine space provides 1,947 sq. ft. includes a restroom with shower,...

Seller will consider carrying back a First deed of trust of \$200,000. with \$ 950,000.down.

Buyer agrees to cooperate with Seller, as the Seller wishes to to perform an IRC Section 1031 tax-deferred exchange. Buyer shall be held harmless from any and all claims, costs, liabilities, or delays in time resulting from such an exchange resulting from the Sellers side of the transaction.

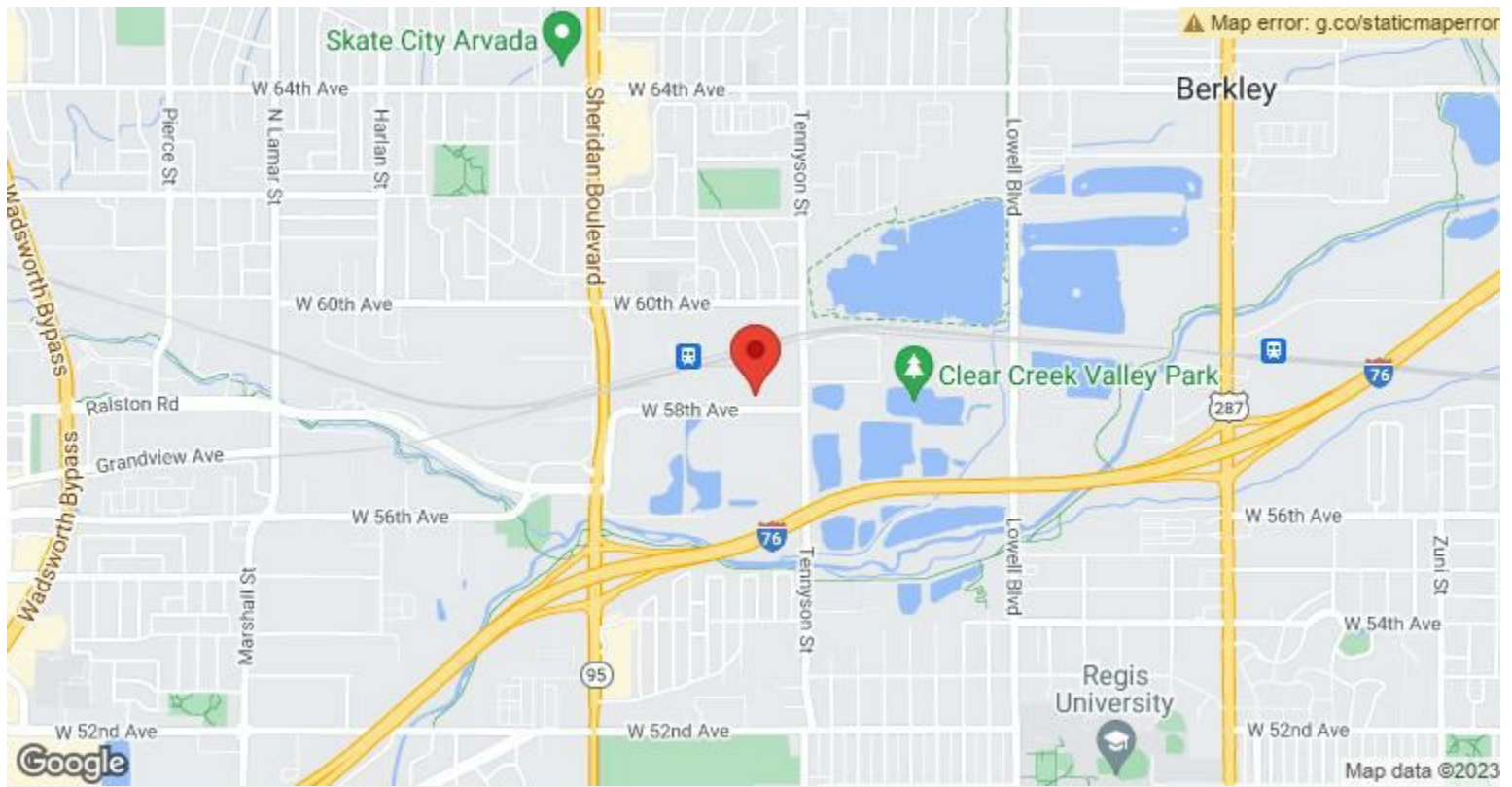
Seller may be willing to sub-lease a portion back ?

All office furniture is included with sale ,except massage...

- Convenient location to Interstate 76 , Interstate 70 and 25.



Price:	\$1,150,000
Unit Size:	2,916 SF
No. Units:	1
Total Building Size:	16,034 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Sale Type:	Investment
Building Class:	B
Floors:	1
Typical Floor Size:	16,034 SF
Year Built:	2005
Lot Size:	17001.00 AC
Parking Ratio:	0.12/1,000 SF

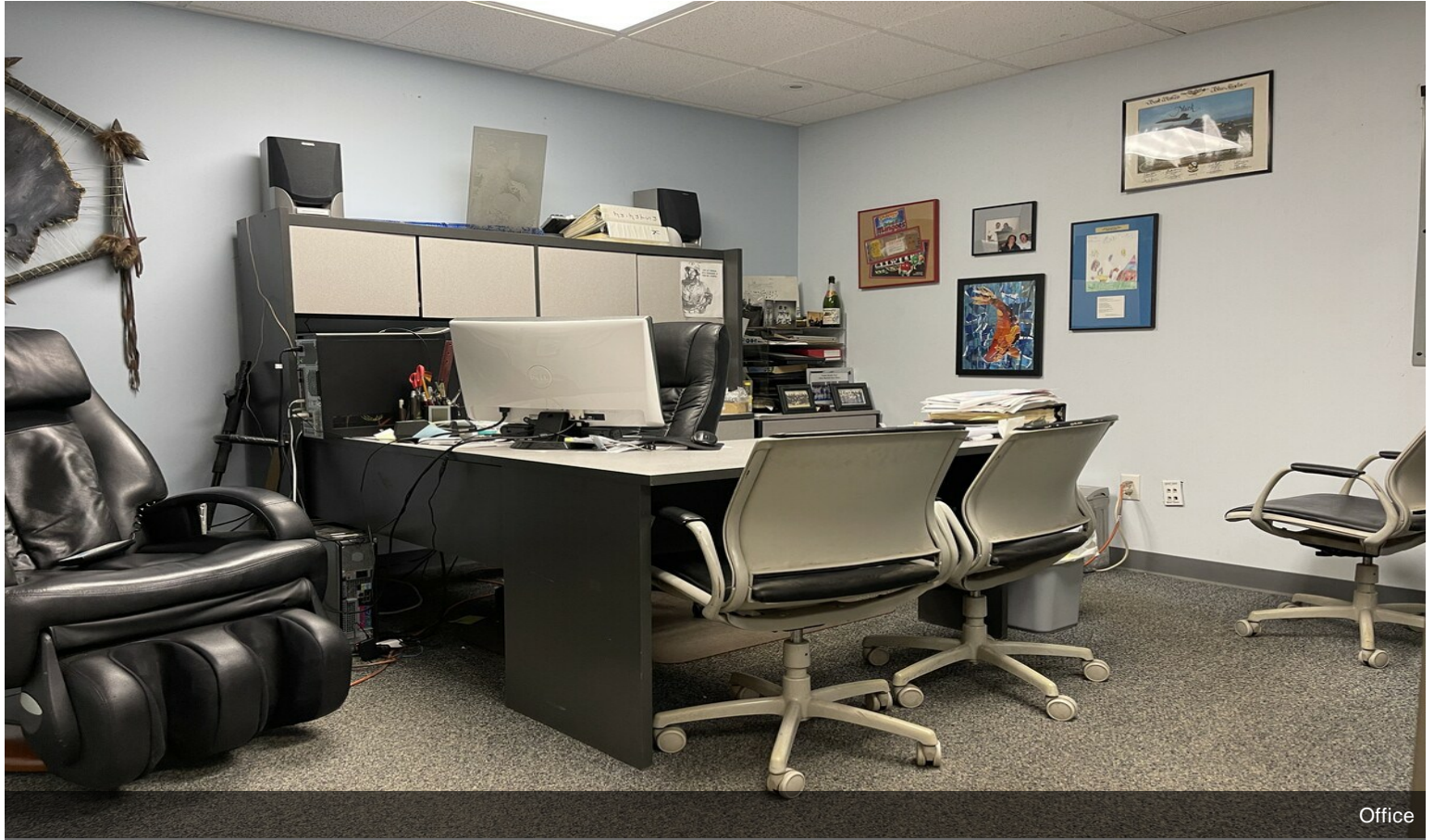


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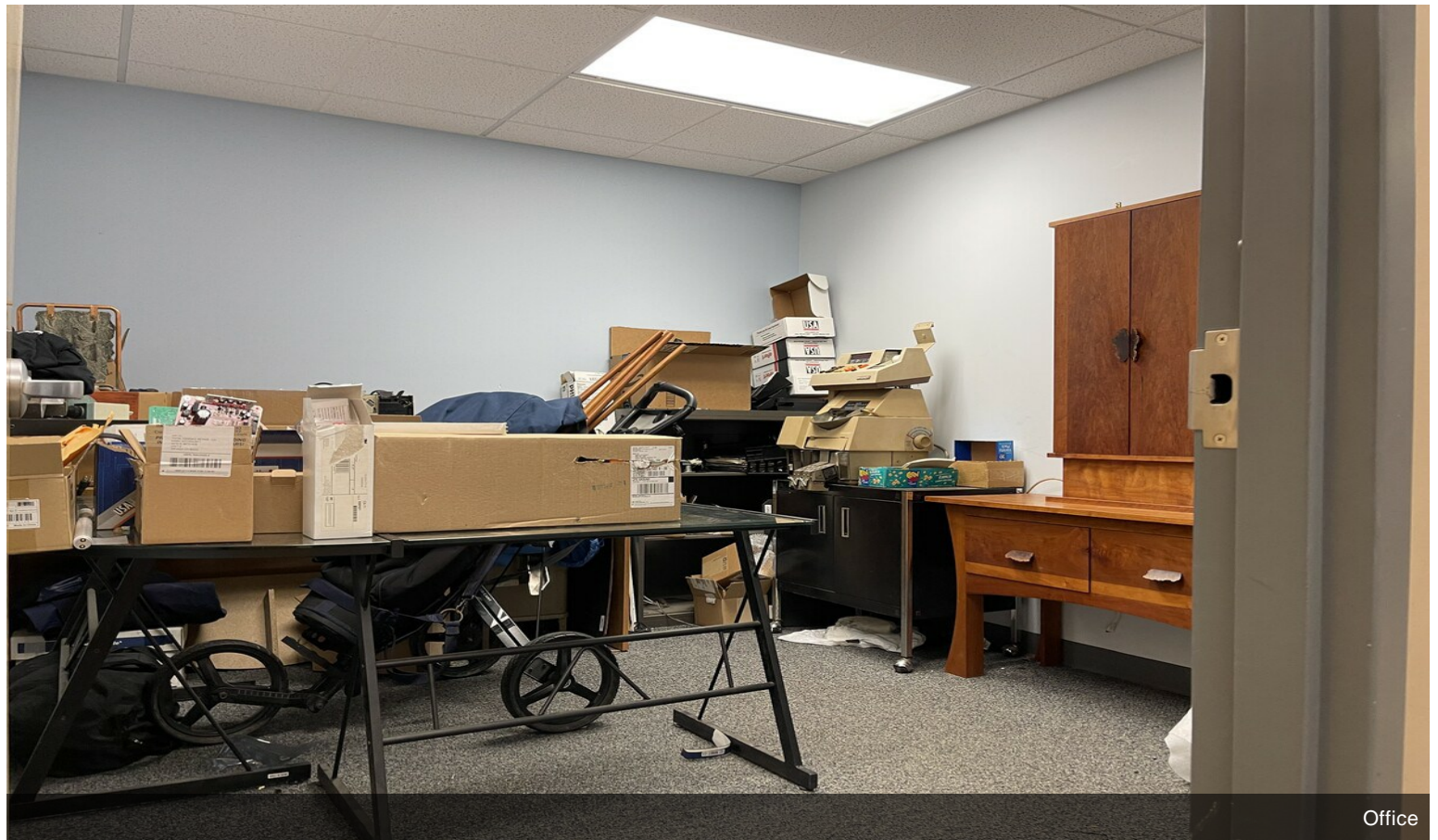
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Property Photos



Property Photos



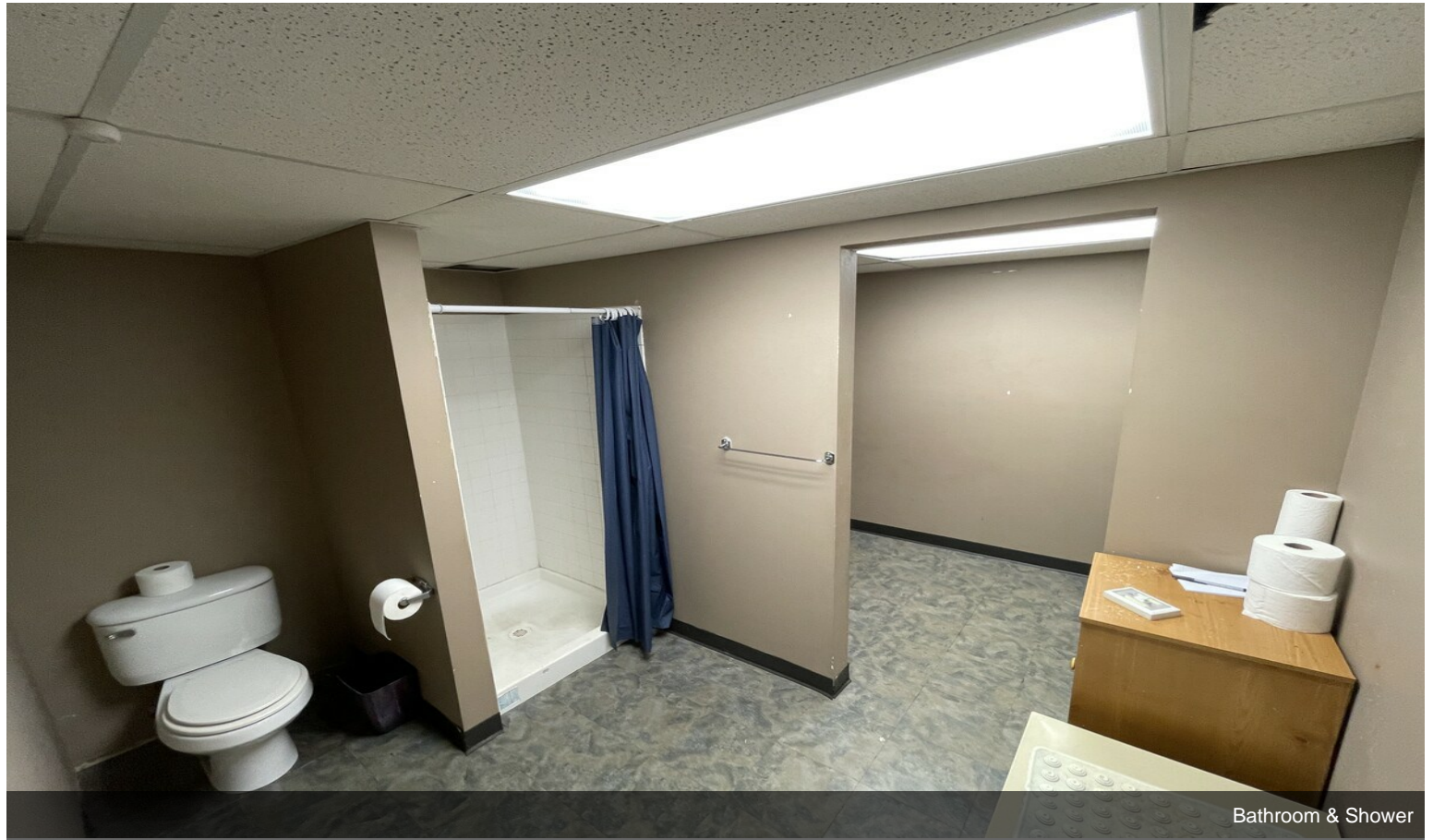
Property Photos



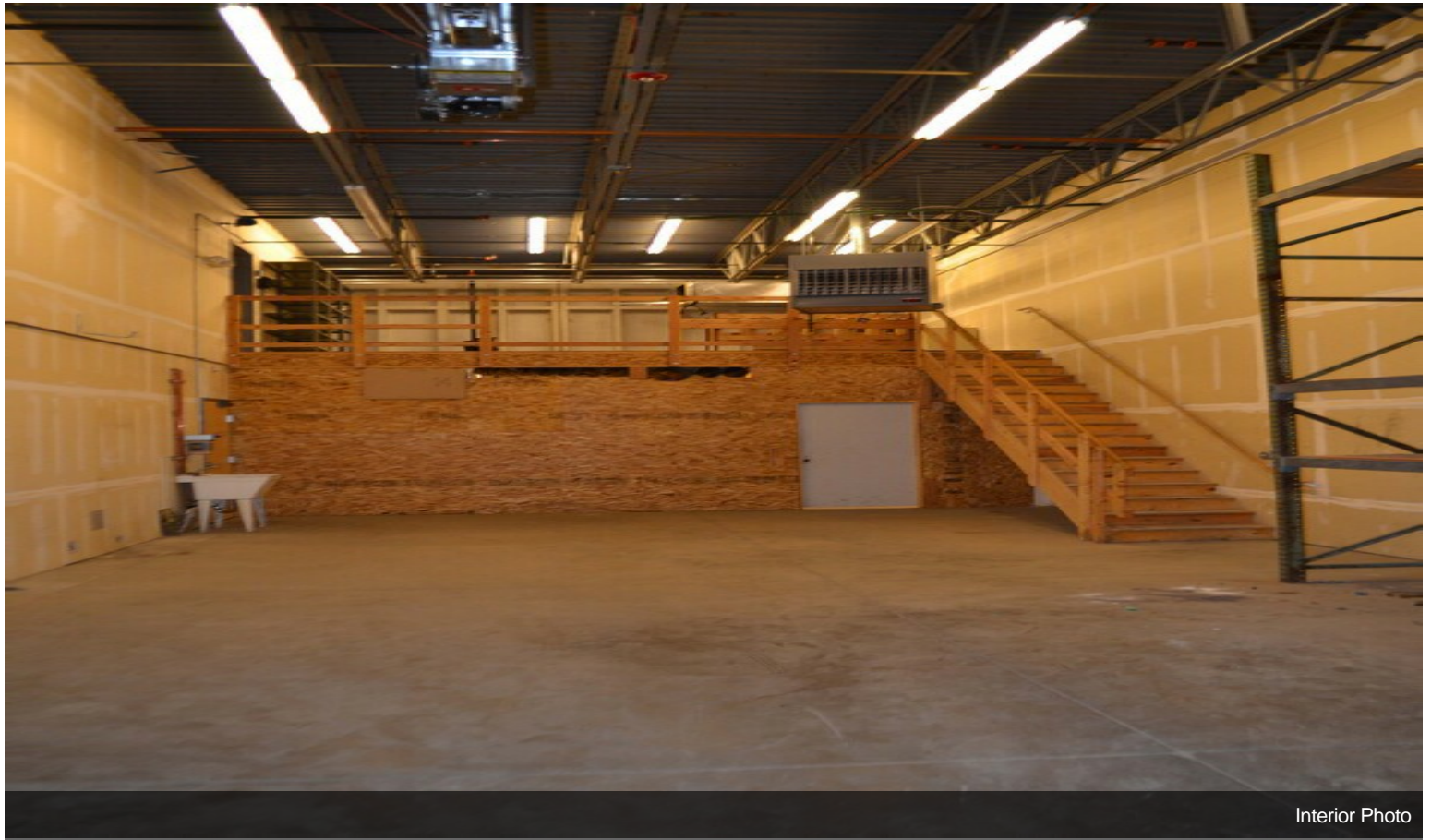
Property Photos



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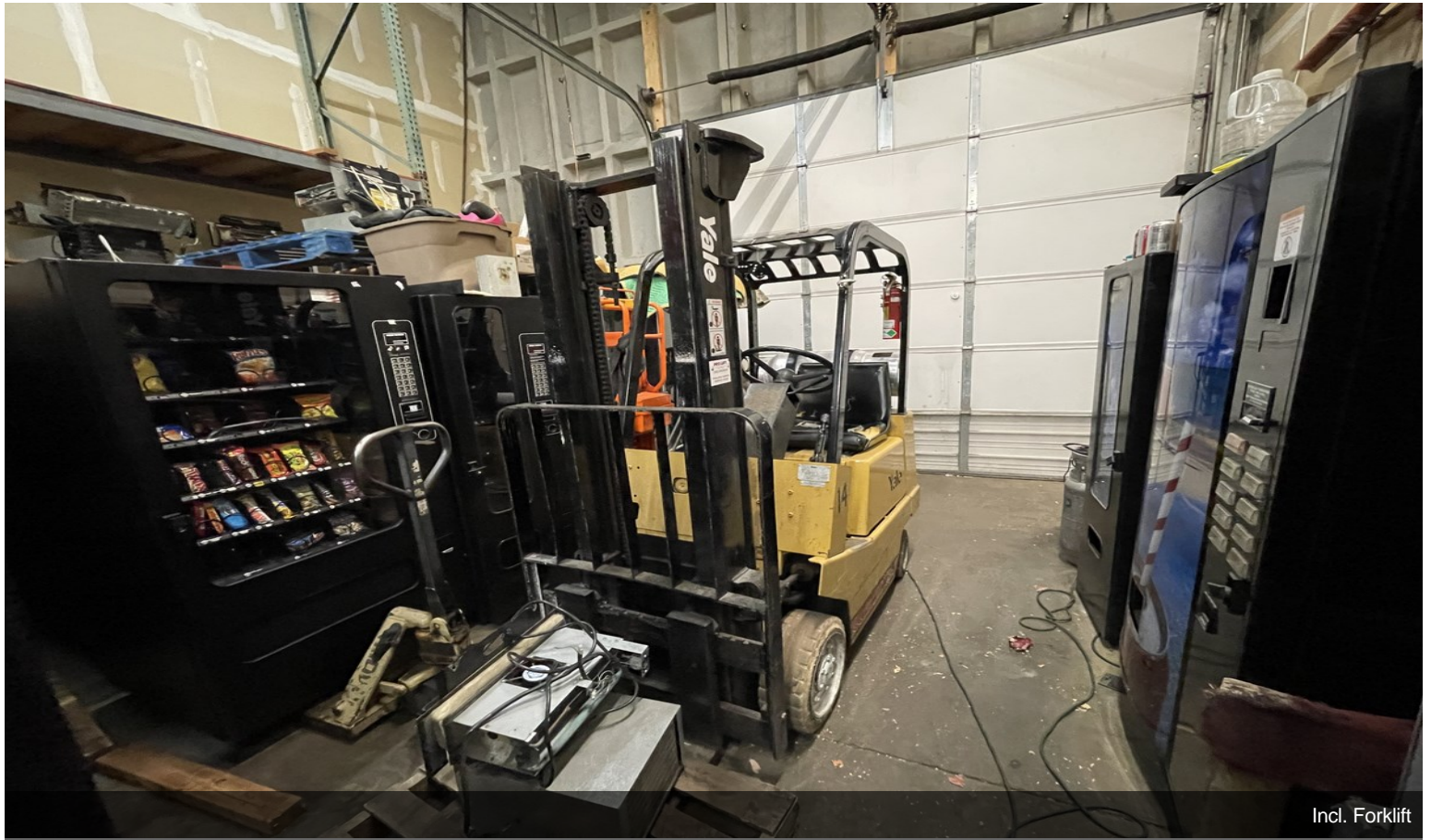


Interior Photo



Storage Bay

Property Photos



Incl. Forklift



Forklift

Property Photos



Storage Bay



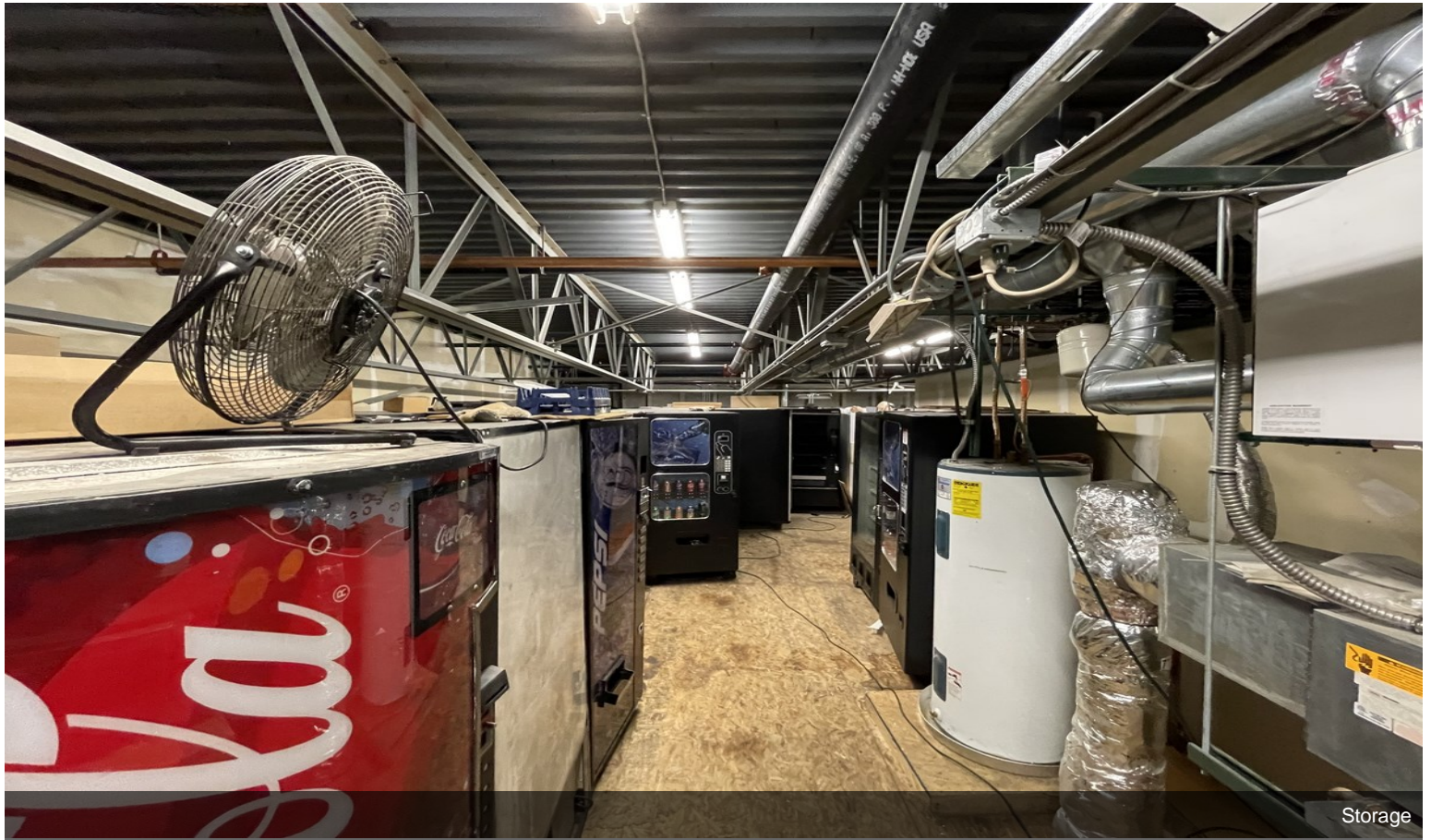
Storage Mezzanine

Storage

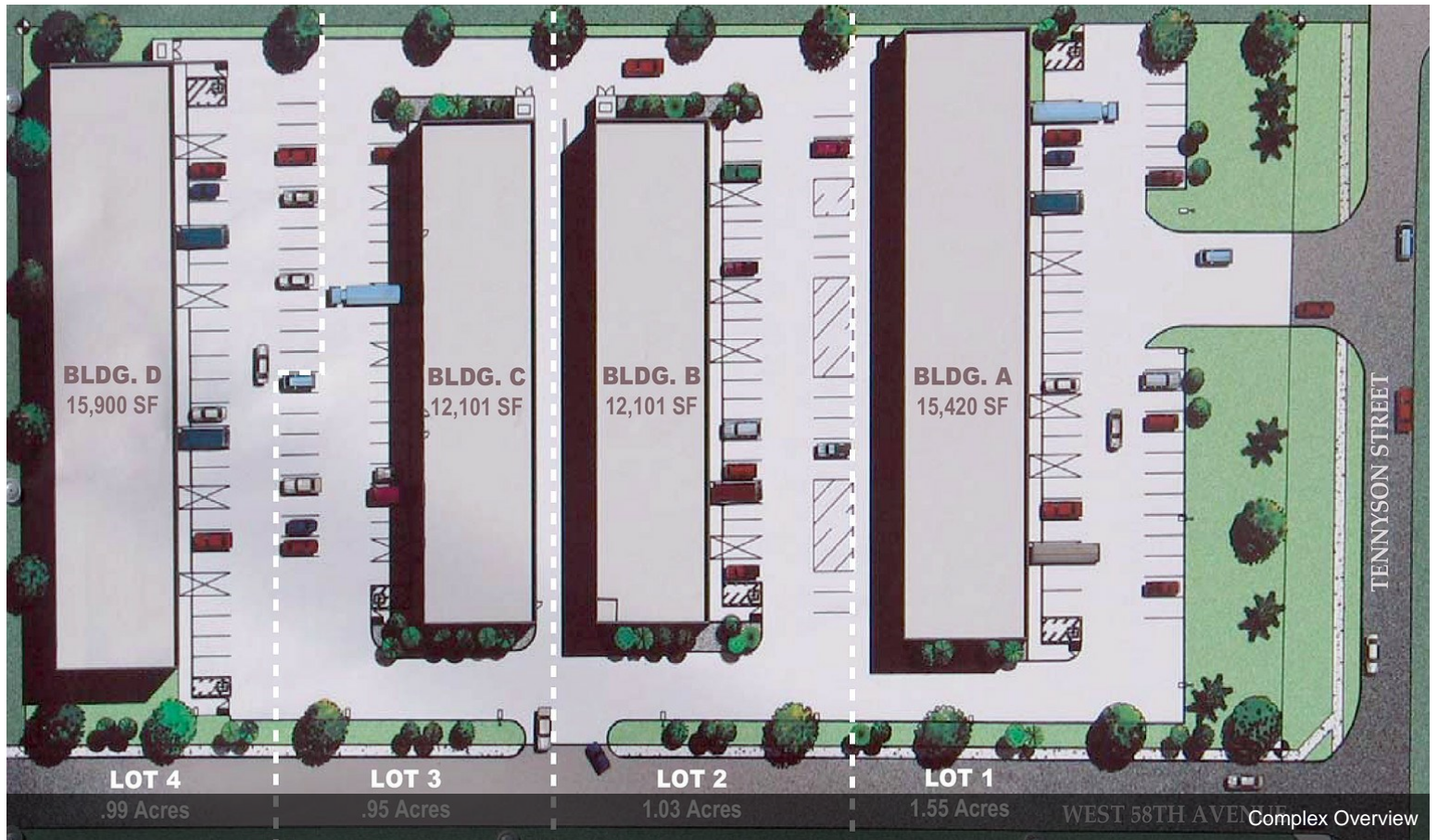
A photograph of a server room. The room features rows of black server racks on a light-colored wooden floor. A large, silver, cylindrical duct runs along the ceiling. The walls are light-colored, and the ceiling has exposed metal trusses and fluorescent lighting. The word "Storage" is visible in the bottom right corner.

Storage

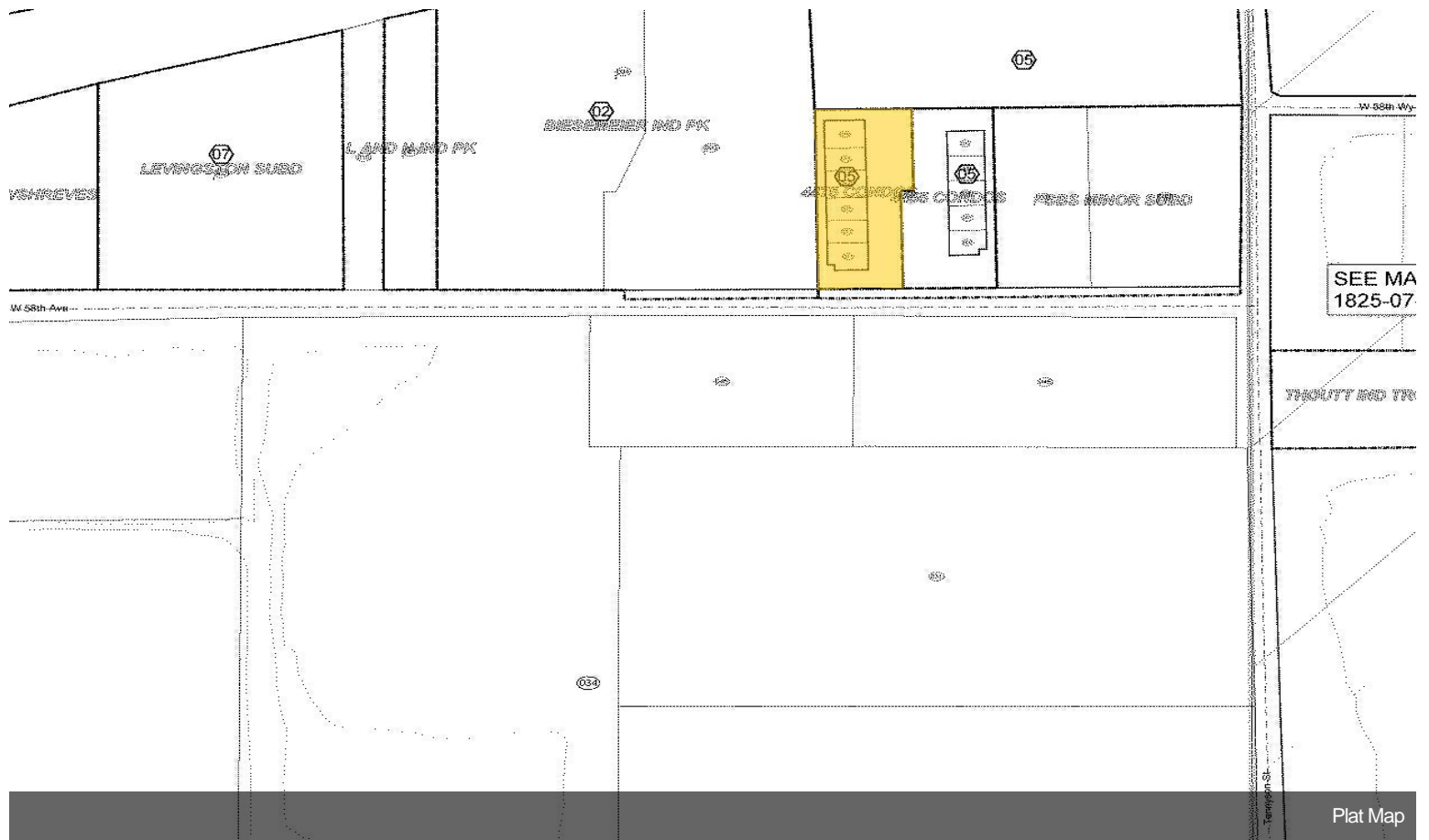
Property Photos



Property Photos



Property Photos



Plat Map