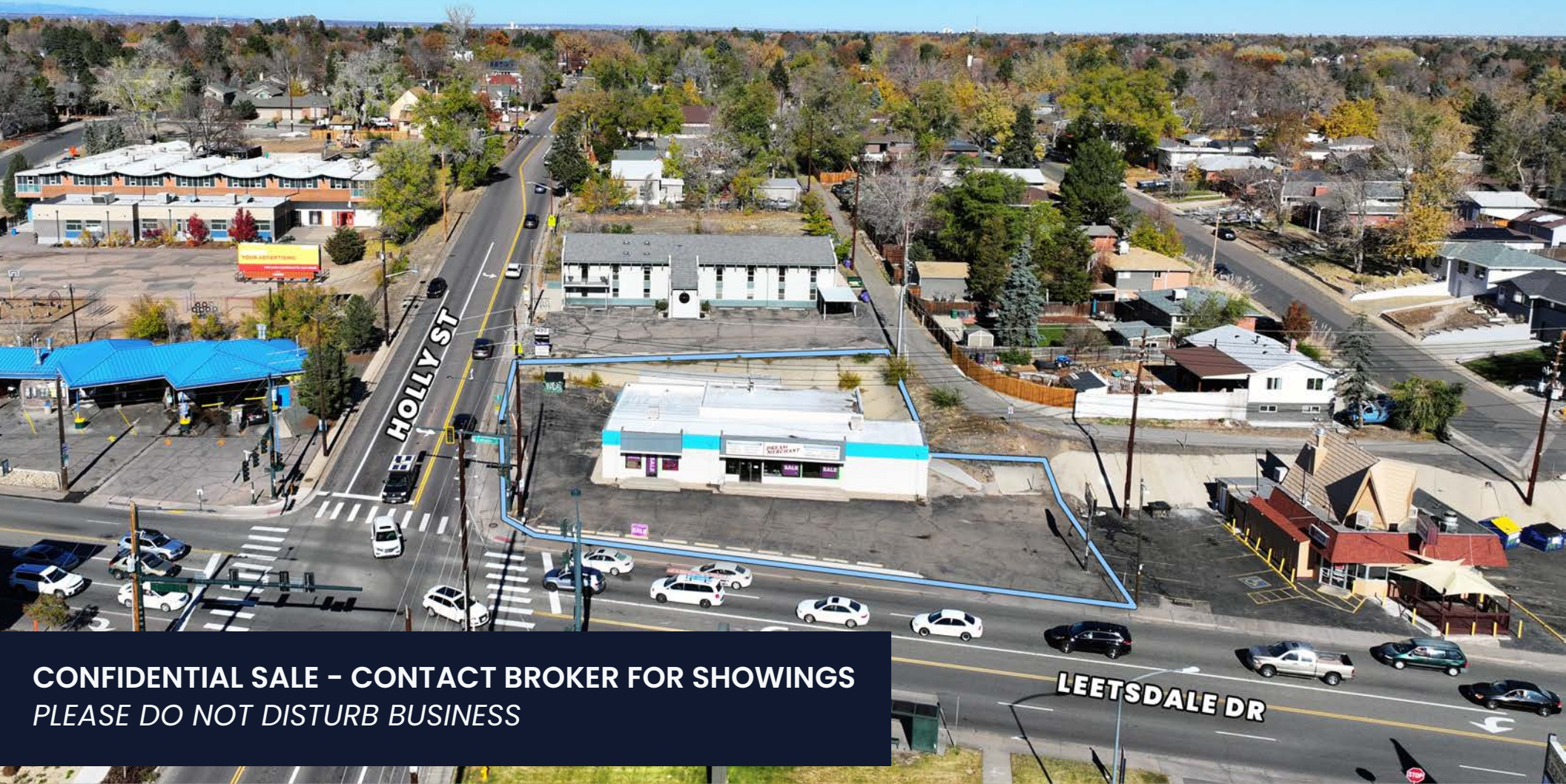


# 5601 LEETSDALE DR

DENVER, CO 80224

**\$1,600,000**  
SALE PRICE

**4,030 SF**  
BLDG SIZE



**CONFIDENTIAL SALE - CONTACT BROKER FOR SHOWINGS**  
*PLEASE DO NOT DISTURB BUSINESS*

**BRETT MACDOUGALL**

Vice President

201.274.5768

[bmacdougall@uniqueprop.com](mailto:bmacdougall@uniqueprop.com)

**MICHAEL DESANTIS**

Vice President

303.900.5742

[mdesantis@uniqueprop.com](mailto:mdesantis@uniqueprop.com)

**HUDSON CRAMER**

Broker Associate

303.512.1154

[hcramer@uniqueprop.com](mailto:hcramer@uniqueprop.com)



FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS  
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# PRICE: \$1,600,000

BUILDING SF: 4,030 SF • LOT SF: 18,161 SF

**Address:** 5601 Leetsdale Dr  
Denver, CO 80224

**Year Built:** 1971

**County:** Denver

**Building Size:** 4,030 SF

**Lot Size:** 18,161 SF (0.42 AC)

**Taxes (2023):** \$23,395

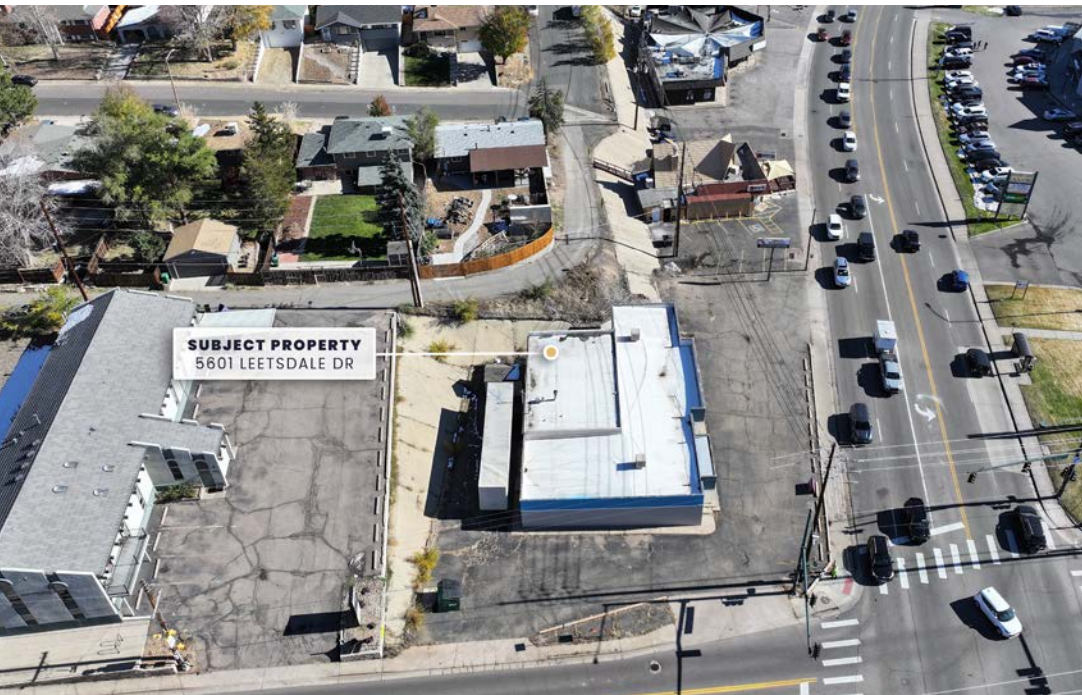
**Property Type:** Retail/Showroom

**Zoning:** E-CC-3X

**Parking:** Ample



# PROPERTY OVERVIEW

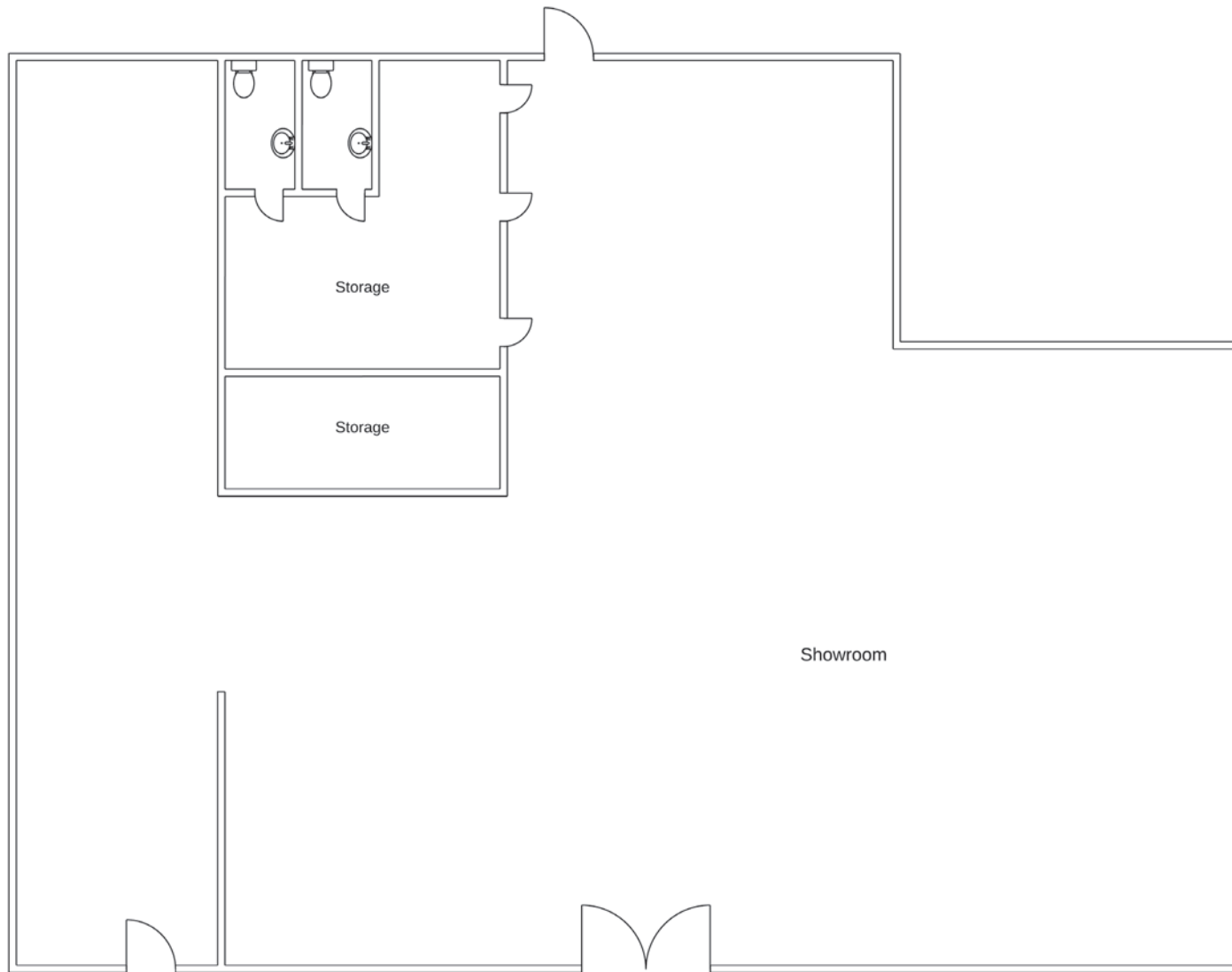


Located in a prime Denver location, 5601 Leetsdale Drive offers an exceptional opportunity for retail users or developers. This property sits at the intersection of a high-traffic corridor, providing excellent visibility and accessibility. Its proximity to thriving neighborhoods, retail hubs, and major transportation routes makes it a sought-after asset for businesses seeking to capitalize on Denver's growth.

- ✓ Rare Opportunity to Acquire a Prime Retail Property with Leetsdale Frontage
- ✓ Corner Lot Position at Signalized Intersection
- ✓ Functional & Versatile Showroom Space
- ✓ High Traffic Counts
- ✓ Potential to Utilize Existing Building or Redevelop - Up to Three Stories
- ✓ Ability to Demise for Multiple Tenants



# FLOOR PLAN



LEETSDALE DR



**BRETT MACDOUGALL**

Vice President

201.274.5768

[bmacdougall@uniqueprop.com](mailto:bmacdougall@uniqueprop.com)

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Vice President

303.900.5742

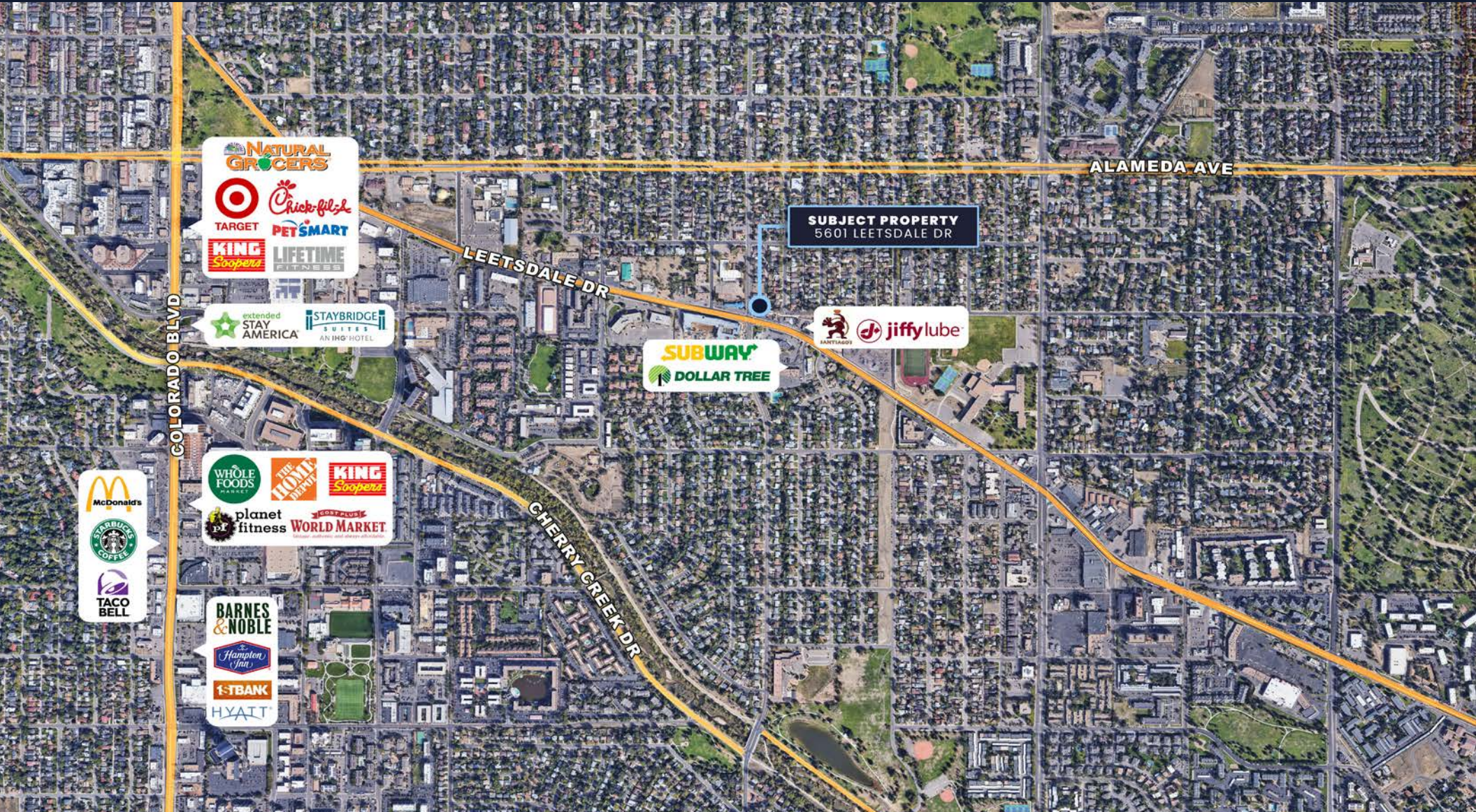
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**HUDSON CRAMER**

Broker Associate

303.512.1154

[hrcramer@uniqueprop.com](mailto:hrcramer@uniqueprop.com)



**SUBJECT PROPERTY**  
5601 LEETSDALE DR

**400 S Broadway | Denver, Colorado 80209**  
[www.uniqueprop.com](http://www.uniqueprop.com) | 303.321.5888

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