



Investment Opportunity with
Space for Owner/User



Commissary Kitchen For Sale

Highlights

- > Freezer/Cooler Space
- > New Compressors on Cooler Space
- > Coolers Individually Temperature Controlled
- > Easy Access to I-70 & Tower Road
- > Ideal Space for Restaurant or Food Truck Prep

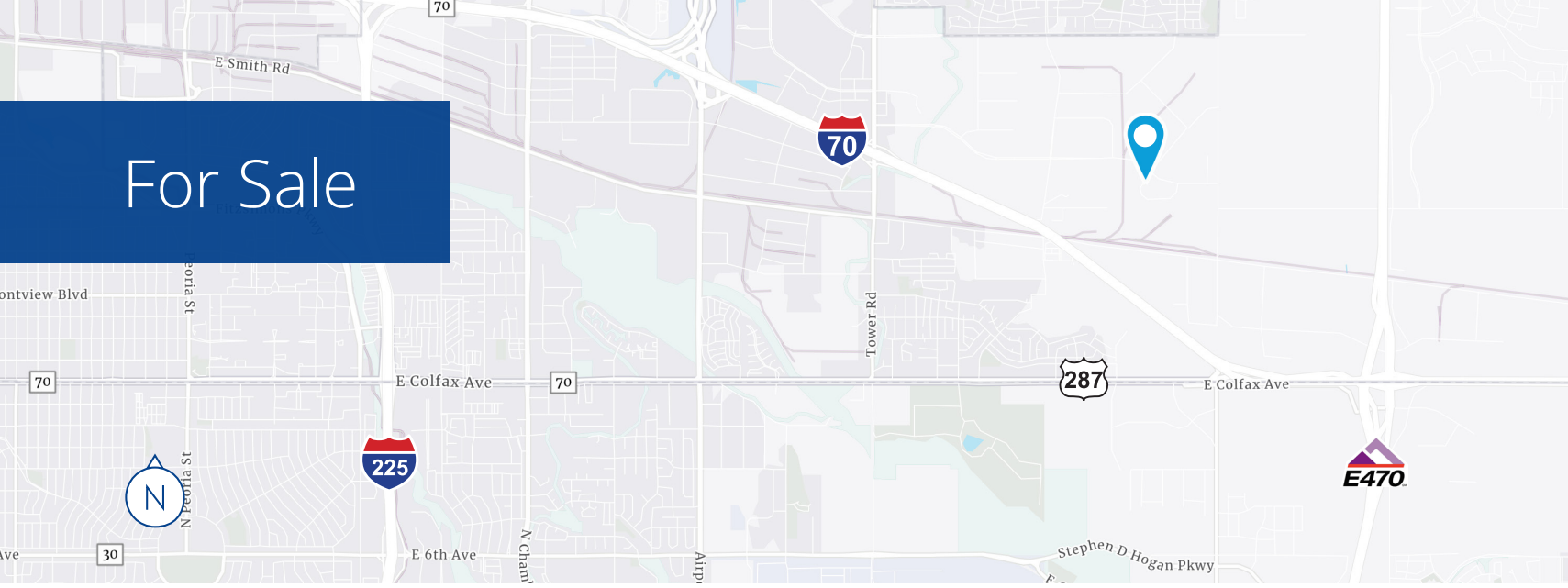
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21151 E. 31st Circle Aurora, Colorado 80011

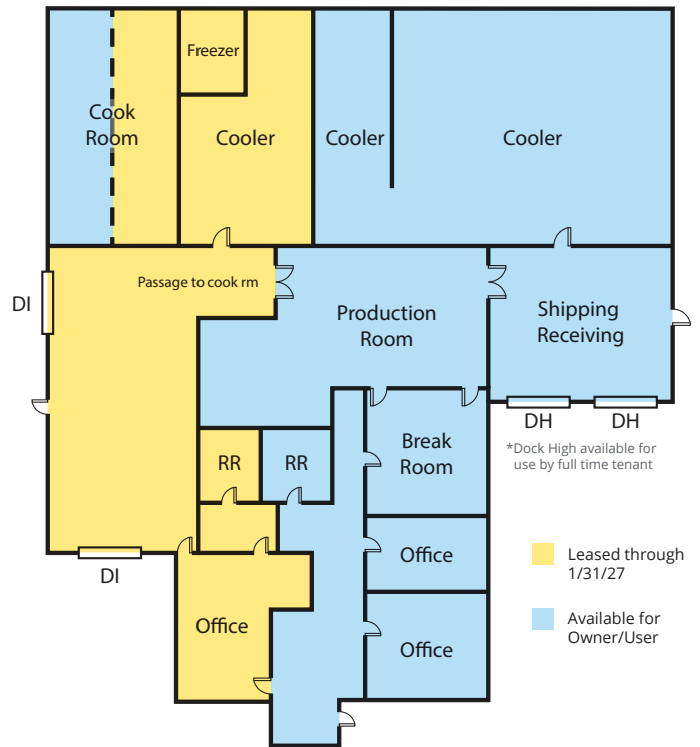
Building Information

Building Size:	6,171 SF
Price:	\$1,600,000
Office:	200 SF
Loading:	Two (2) Drive-Ins; Two (2) Dock Highs
Zoning:	M-1
NOI:	\$45,600
Taxes:	\$36,012
YOC:	1986

For Sale



Floorplan



BROKERAGE DISCLOSURE



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