



Commercial Building for Sale

704 S. Monaco St. Pkwy., CO 80224

For Sale: \$1,775,000



BUSINESS RELOCATING

PROPERTY INFORMATION

Building Size:	3,770± SF
Lot Size:	0.23 Acre (9,988± SF)
City/County:	Denver / Denver
YOC:	1966
Zoning:	S-CC-3 (Denver)
Parking Spaces:	9 Off-Street / 10 Indoors
Loading:	9 - 9'x9' Drive-In Doors
Taxes:	\$14,771.94 (2023)

PROPERTY SUMMARY

Located just north of the S. Monaco St. Pkwy. and Leetsdale 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. New HVAC units with all new interior ductwork and controls as well as a water heater. Eleven vehicles are consistently and comfortably stored within the building, with 9 off-street parking spaces. New insulation and high efficiency roof packs.

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**Brokerage Disclosure
 to Buyer**

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