

Flex Condo for Sale

13801 E SMITH DRIVE, UNIT B, AURORA, CO 80011

PRICE REDUCED!



Overview

Located centrally off I-225 and I-70, this 1,500 SF flex unit offers the buyer a perfect mix of warehouse and showroom. The warehouse offers 800 SF with 11' ceiling height. The current tenant has a lease through September, 2028.

Rent: \$3,000/month

Gross annual income: \$36,000

Taxes: \$4,874/year

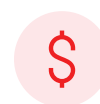
HOA: \$1,500/year

Net Operating Income: \$29,626

Highlights

- I-1 Zoning
- 10' x 10' Overhead Door
- Taxes: \$4,874.02
- HOA: \$125 / Month
- 50% Warehouse / 50% Showroom / Office
- New HVAC in 2024

Property Details



Sales Price

~~\$375,000~~
\$350,000



Zoning
I-1



Building Size

1,500 SF

Rev: September 22, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Beau Hershberger

C: 303.667.2530

O: 720.572.5187

BHershberger@HoffLeigh.com



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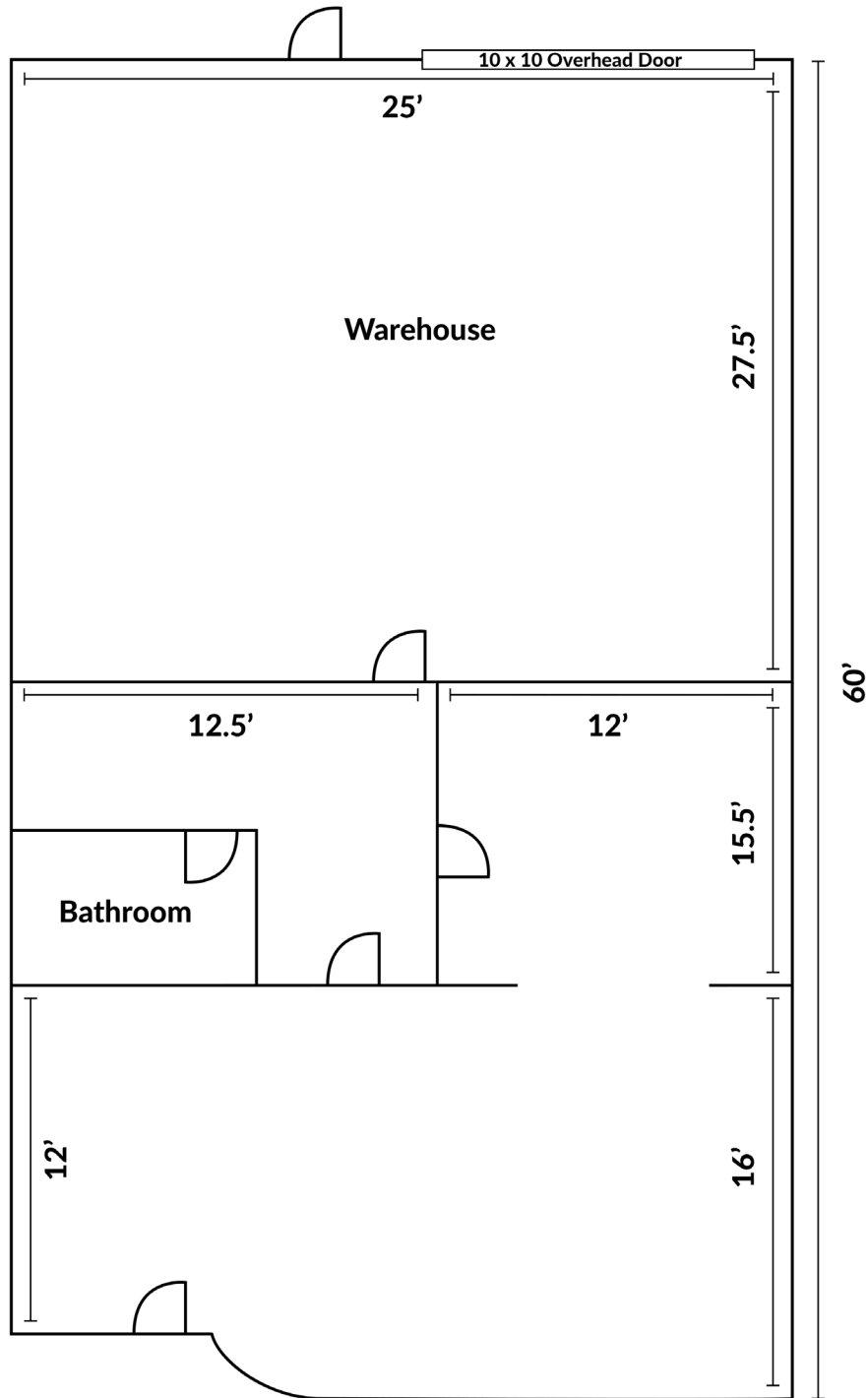
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13801 E Smith Dr, Aurora, Colorado, 80011

DEMOGRAPHICS



129,789
Population



32.3
Median Age



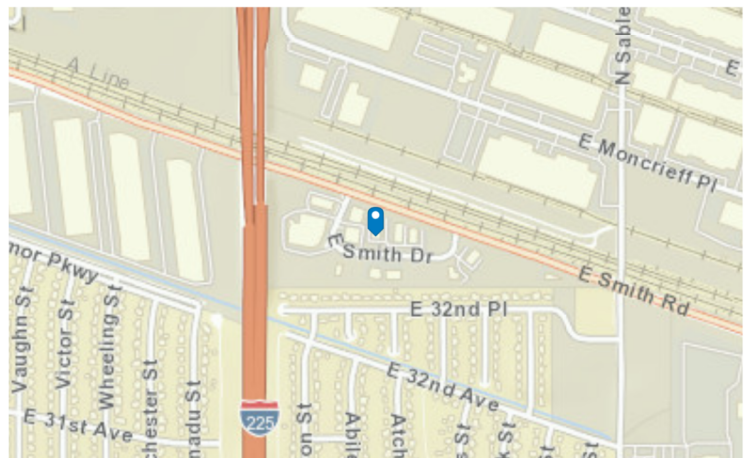
3.1
Average
Household Size



\$73,370
Median Household
Income

TRAFFIC COUNT

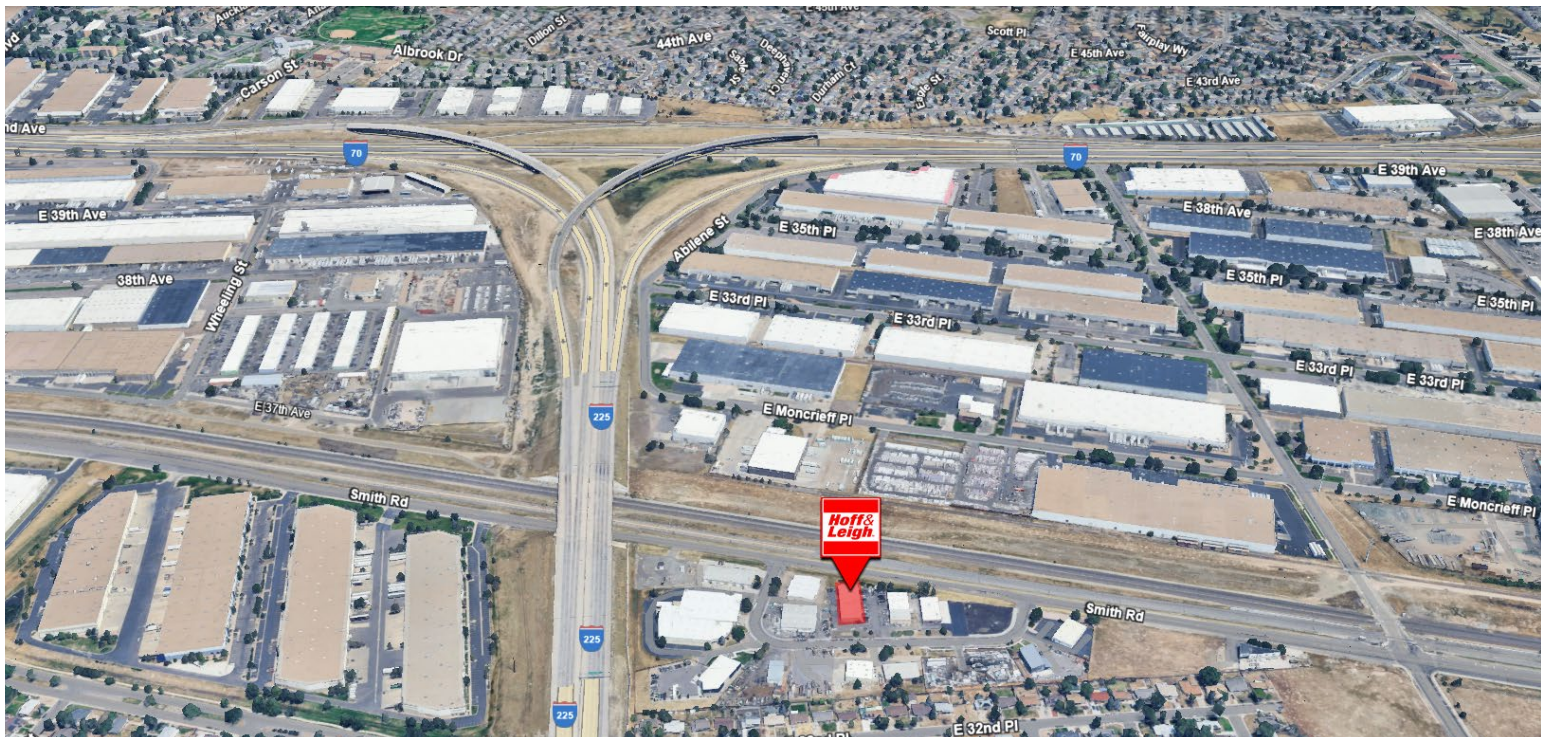
Cross street	VPD	Distance
I- 225	7,700	0.1
Smith Rd	166,000	0.4
E 32nd Ave	5,800	0.4
Billings St	4,152	0.4
E 33rd Pl	32,814	0.4



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