

FOR SALE

1900 W YALE AVE | ENGLEWOOD, CO 80110



OFFICE/WAREHOUSE

~~PRICE: \$1,525,000~~

REDUCED PRICE: \$1,425,000 (\$174/SF)

PROPERTY OVERVIEW

BUILDING SIZE	8,190 SF
LOT SIZE	18,754 SF
YEAR BUILT	1970
CLEAR HEIGHT	11' - 13'8"
LOADING	ONE (1) 8'9" X 8' DRIVE IN / ONE (1) DOCK-WELL
ZONING	I-1 (ENGLEWOOD)
CONSTRUCTION TYPE	MASONRY
POWER	200-400A/SINGLE PHASE/120-208V (TBV)
PROPERTY TAXES	\$25,945.53 (2025)

PROPERTY FEATURES



DESIRABLE ENGLEWOOD ADDRESS



DOCK WELL AND DRIVE-IN LOADING



CORNER LOT

FOR MORE INFORMATION, PLEASE CONTACT

CRAIG MYLES, SIOR

VICE PRESIDENT

303.570.9641

CMYLES@PINNACLAREA.COM

JOE OWSTON

ASSOCIATE ADVISOR

303.396.2663

JOWSTON@PINNACLAREA.COM

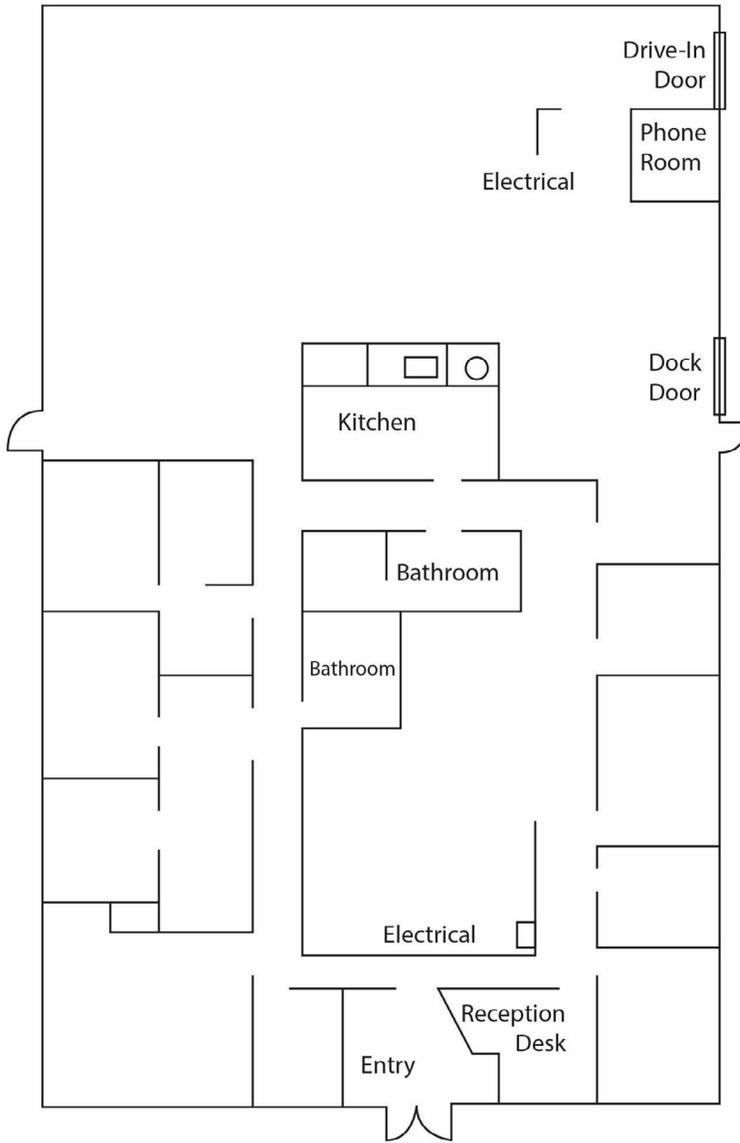
RC MYLES, CCIM, SIOR

PRINCIPAL, SENIOR LEADERSHIP

303.947.7850

RCMYLES@PINNACLAREA.COM

FLOOR PLANS



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RIVERPOINT at SHERIDAN

- Target
- chji's
- Costco Wholesale
- GameStop
- Texas
- Car's Jr.
- Regal Cinemas



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