

5601 LEETSDALE DR

DENVER, CO 80224

\$1,395,000 | 4,030 SF
SALE PRICE BLDG SIZE



CONFIDENTIAL SALE - CONTACT BROKER FOR SHOWINGS

PLEASE DO NOT DISTURB BUSINESS

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PRICE: \$1,395,000

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 (2024):

\$23,395

Property Type:

Retail/Showroom

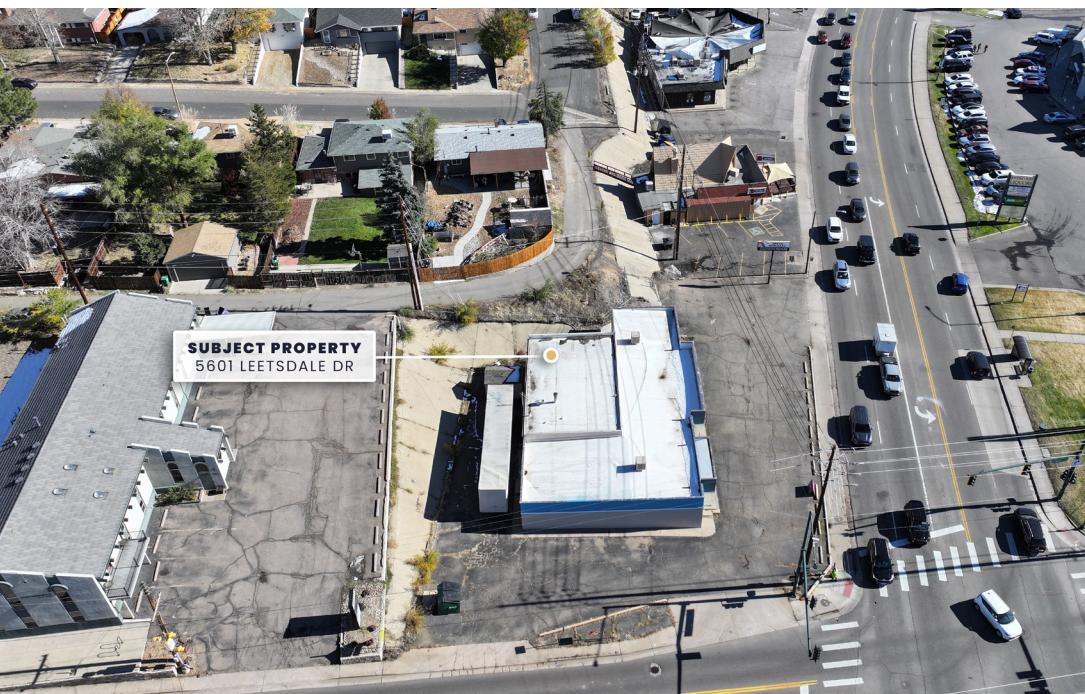
Zoning:

E-CC-3X

Parking:

Ample

PROPERTY OVERVIEW

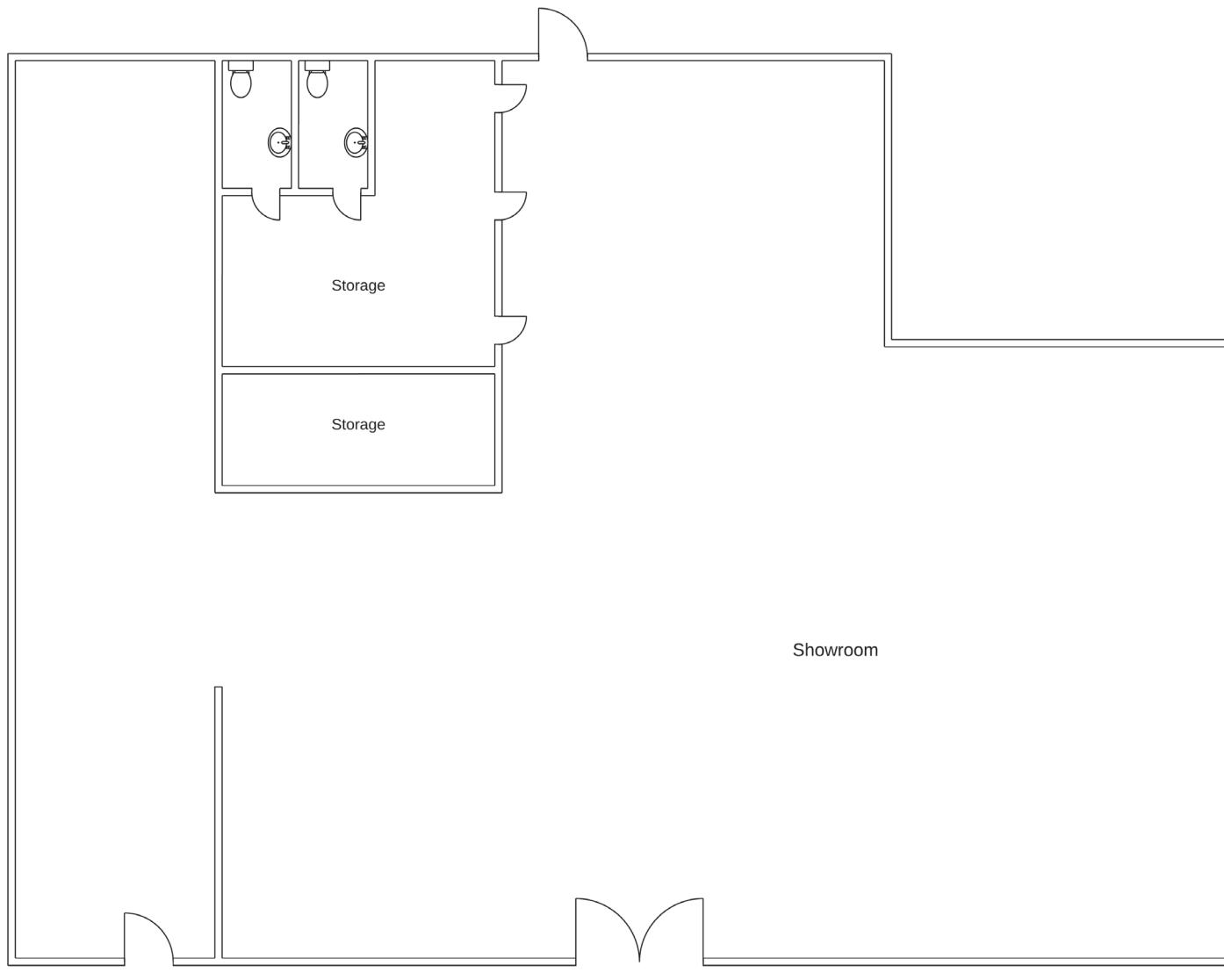


Located in a prime Denver location, 5601 Leetsdale Drive offers an exceptional opportunity for retail users or developers. This property sits at the intersection of a high-traffic corridor, providing excellent visibility and accessibility. Its proximity to thriving neighborhoods, retail hubs, and major 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

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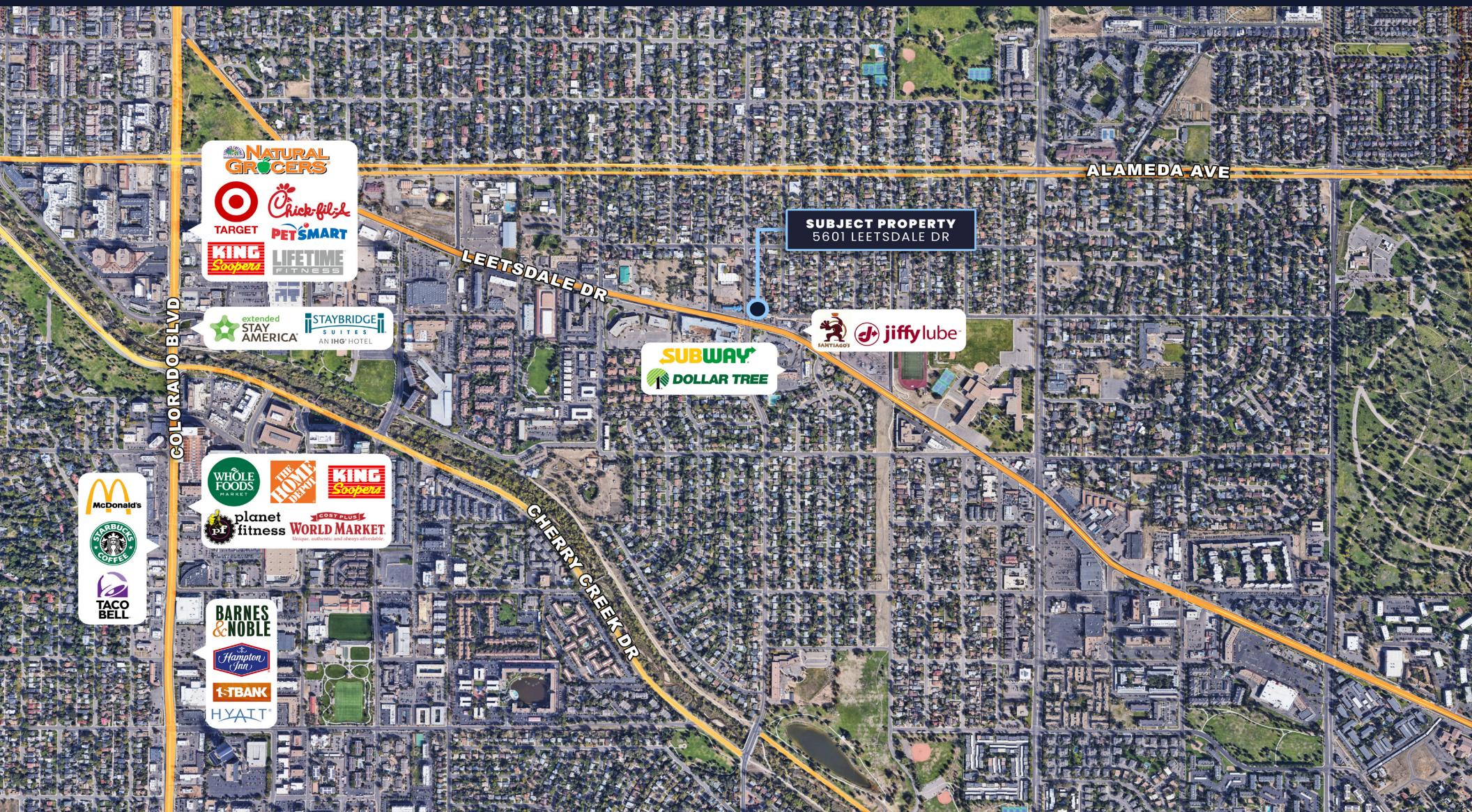
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