



FOR SALE/LEASE: UPGRADED RETAIL/OFFICE ON 38TH AVE

2,326 SF
SQUARE FEET

8,276 SF
LOT

\$5000/MO MG
LEASE RATE

\$1,400,000
PRICE

G.J. Gardner. **HOMES**
CUSTOM HOME BUILDER
303 - 327 - 6211

4705
CUSTOMER
PARKING ONLY
THIS SPACE WILL BE
POWERED BY RENEWABLE
ENERGY. PLEASE LEAVE.
← →

THE HEALING CO
MASSAGE & ACUPUNCTURE

ADJACENT TO TENNYSON | TREMENDOUS IDENTITY | MULTI-TENANT | CORNER LOT

OFFERED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	2,326 SF
Available SF:	~1,900 SF
Purchase Price:	\$1,400,000
Lease Rate:	\$5,000/Mo MG
Lot Size:	8,276 SF
Year Built/Renovated:	1950/2019
Loading:	2 - 8'h x 10'w Drive in
Zoning:	U-MS-3
Taxes:	\$20,016.72

PROPERTY OVERVIEW

Rare offering, high-identity ±2,326 SF building on the NW corner of Winona Court and W 38th Avenue, between Tennyson and Sheridan, across from Sprout's, and directly in the path of traffic flowing from West Highlands and the western suburbs into Denver. A former service station recently renovated into an upgraded into a 2 tenant, polished showroom and headquarters, featuring a large open/work area, workstations, kitchen/conference room, tremendous window line (ambient light), and 2 upgraded restrooms. Existing Tenant in place is a popular wellness/acupuncture center. The corner lot offers standout visibility and abundant parking. Ideal for retail, service, hospitality, or office uses. With two loading doors in place (room for a third) and permissive U-MS-3 zoning, it can also revert to automotive use again, or restaurant/hospitality uses, and even light-industrial use. Call Greg or Earl to schedule a showing

PROPERTY HIGHLIGHTS

- High visibility corner lot directly on 38th, upgraded and well-designed finishes throughout. A must see property
- High Traffic Retail or Office Location adjacent to Tennyson St.
- Abundant Parking & Backlit Monument Signage on one of Denver's hottest corridors
- Multi Tenant (currently) or Single Owner User. Excellent redevelopment opportunity as well

UNMATCHED LOCATION



AVAILABLE SPACE



TENANT SPACE



LOCATION MAP

