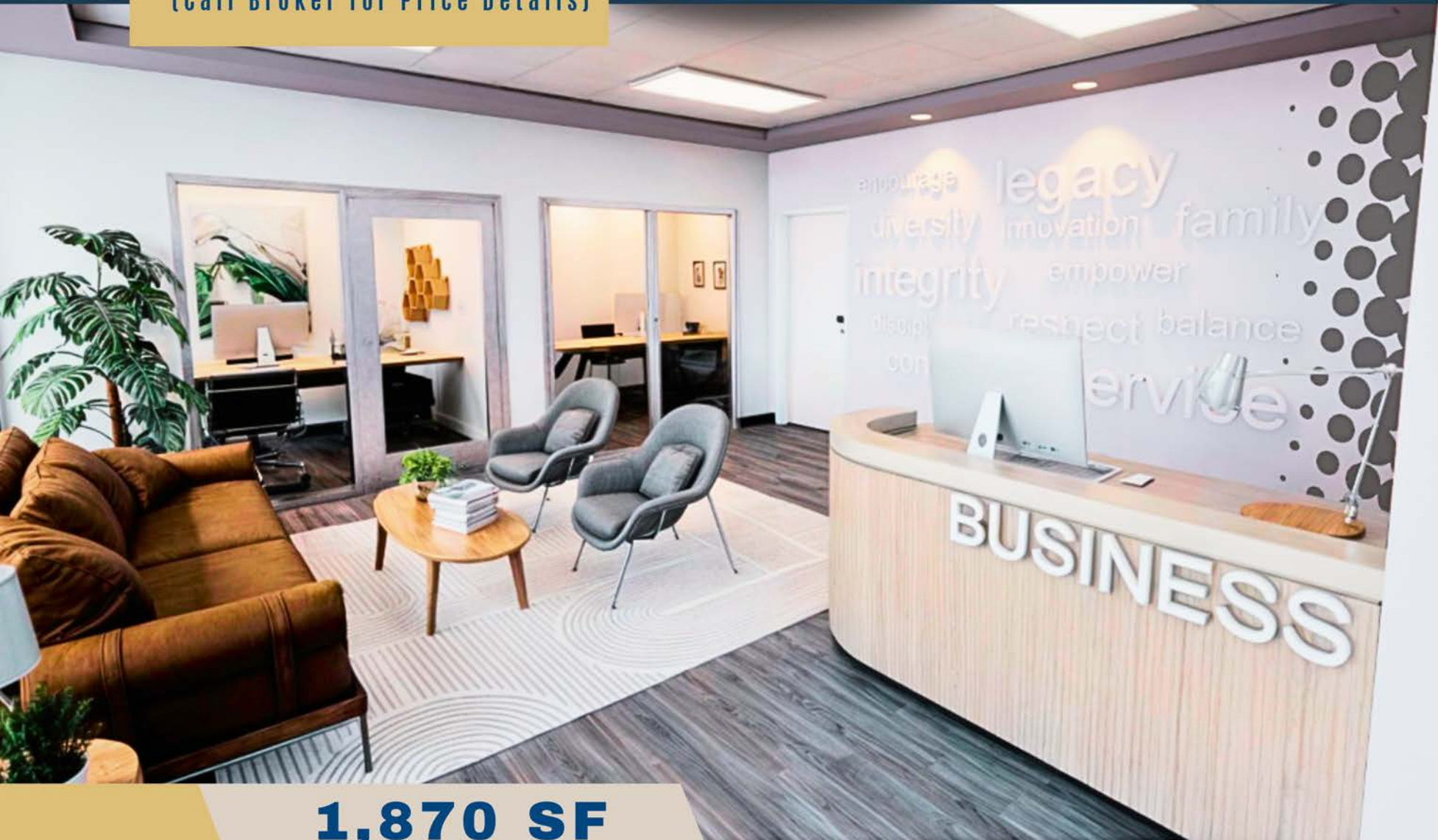


FLEX CONDO FOR SALE

(Call Broker for Price Details)

5475 Peoria St. Bldg 1

DENVER, CO 80239



1,870 SF



MAKERS COMMERCIAL
www.MakersRE.com

DAVID FOLEY
C: (303) 229-8643
E: David@MakersRE.com

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****Call Broker for Price Details**



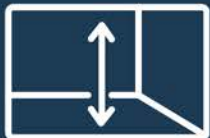
Discover a rare opportunity in a prime location near I-70 and I-225 with this versatile flex/office property. Just a quick drive from Northfield shopping center and Stapleton city center, this space is perfect for various business needs, offering easy highway access for quick commutes, nearby amenities for convenient shopping, dining, and entertainment, and flexible use for office, warehouse, or mixed-use purposes.

Turn-Key Property

RARE Flex/ Office Units



Drive-In Loading



18' Clear Height



1,870 SF



Zoning: I-0



Ample Parking



Close to many amenities



Lots of Uses Permitted

TURN KEY UNIT INCLUDES:

- Reception Area
- Warehouse
- Bathroom
- Drive-In Door
- Office (10x12)
- Break room/ 2nd office
- Separate Meters

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Site Plan



2022 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,923	147,133	336,291
Average HH Income	\$ 91,102	\$ 100,398	\$ 107,269

POTENTIAL USES:

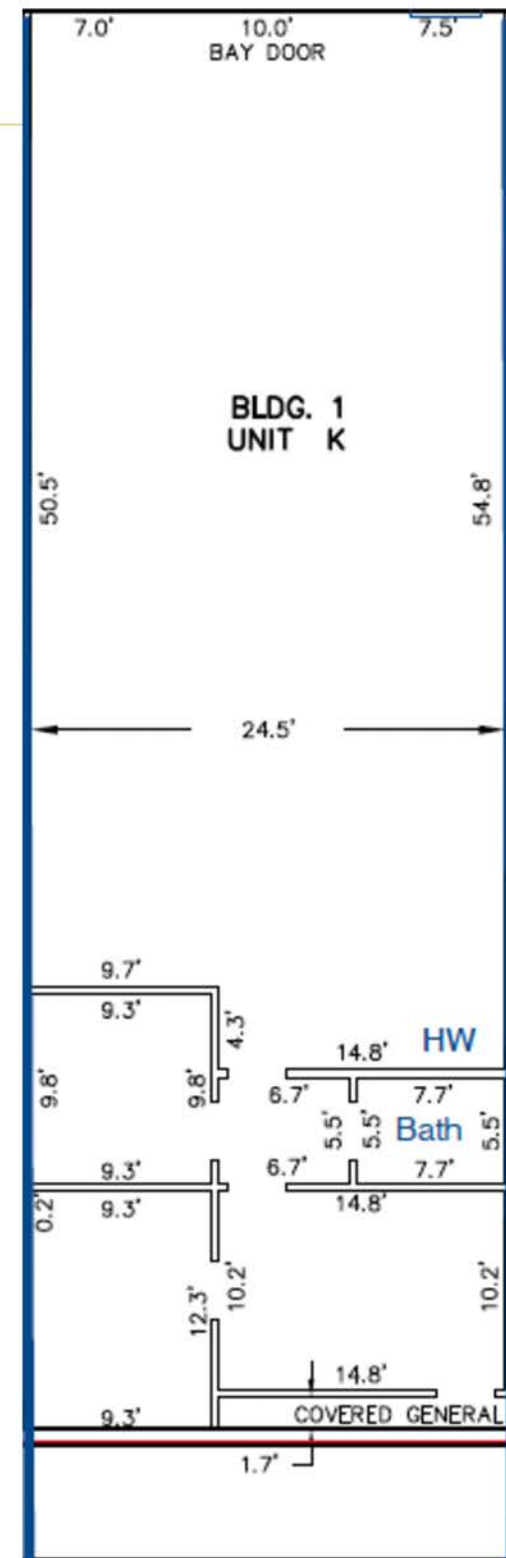
- Cellular
- Dentist
- Salon
- Martial Arts
- Optical
- Spa
- Medical
- Insurance
- Tax Prep
- Chiropractor
- Vitamins / Supplements
- Restaurant (needs buildout)
- Office
- Day Care Facility / School
- ...many more

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Floor Plan

FLOOR PLAN SPECS:

- Private entry
- Private entry lobby
- Private restroom (ADA compliant)
- Large private office
- Small private office or breakroom
- Dedicated drive-in loading (1 - 10'x12')
- Office (approx. 530 SF)
- Warehouse (approx. 1,340 SF)



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CLOSE PROXIMITY TO
AMENITIES INCLUDING:

NUMEROUS

- 1.4 miles to I-70
- 3.5 miles to Northfield Shopping Center
- 4 miles to I-270
- 2.4 miles to I-225
- 20 mins to DIA
- 20 mins to Downtown Denver



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