



FOR SALE
\$3,650,000

RECENT PRICE IMPROVEMENT!
3535 S IRVING STREET
Englewood, CO 80110



BUILDING SF
35,624 SF



LOT SIZE
1 ACRES



PARKING
9 SPACES

PROPERTY HIGHLIGHTS

- 3-Ph Power / 1600 amps, to be verified by Electrician
- Multiple drive-in doors
- Swamp Cooler
- Small fenced yard
- Office space



TAXES
\$22,692 USD



YEAR BUILT
1963



ZONING
**BUSINESS,
LIGHT
INDUST.**

PROPERTY DESCRIPTION

Sheridan based warehouse/manufacturing property for sale in Southwest Denver off of Hampden. Currently a multi tenant building with two month to month agreements with one tenant vacating in May of 2024. Easy access to many areas of the Denver MSA. This property has great visibility from Highway 285 and is in an Opportunity Zone.

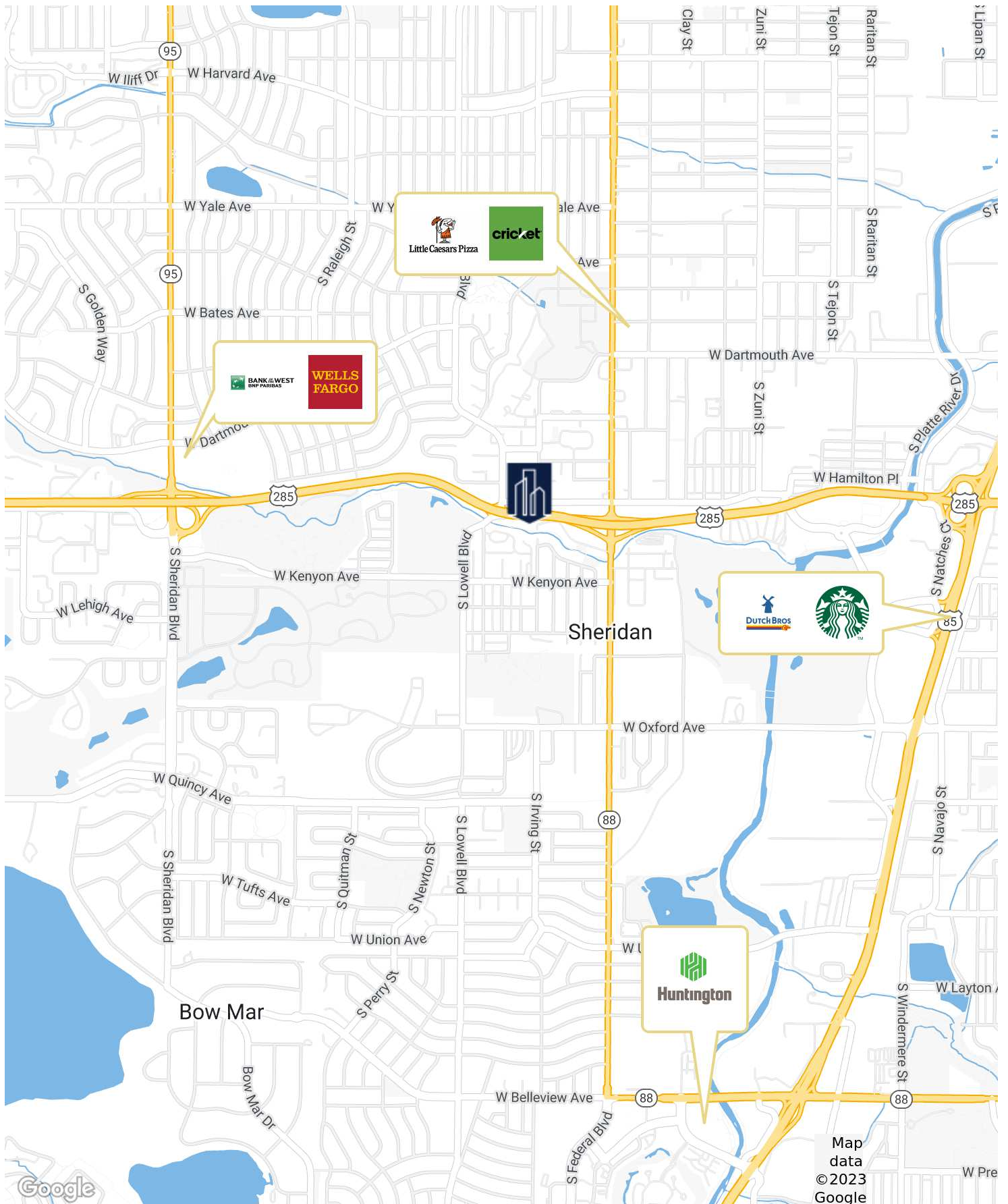
****Additional Parking Available****

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**MADISON
COMMERCIAL**
PROPERTIES

AERIAL MAP

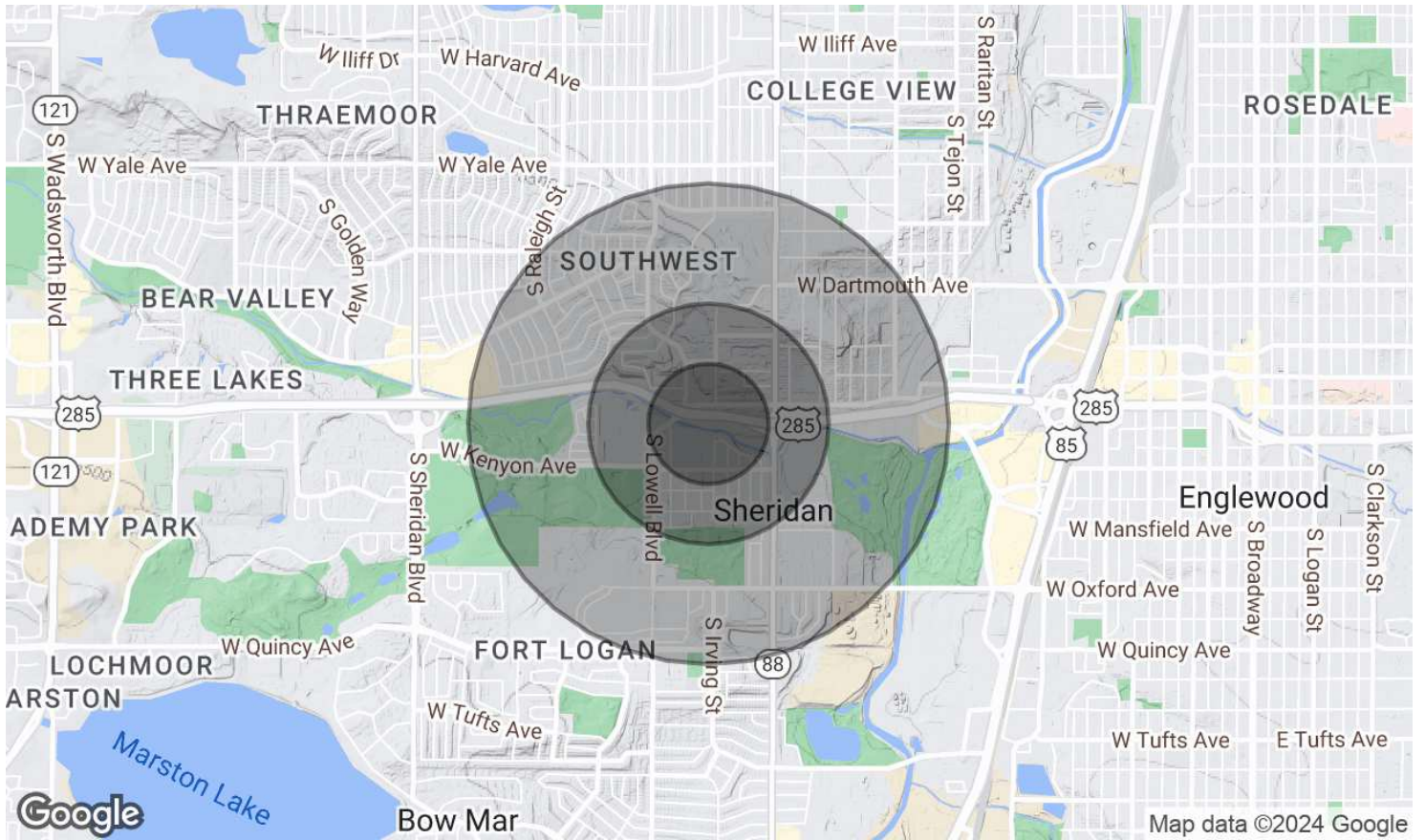


BRIAN CHIMILESKI
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,366	4,330	13,770
Average Age	36.0	37.5	38.2
Average Age (Male)	32.5	36.3	37.6
Average Age (Female)	36.2	36.2	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	669	1,768	5,180
# of Persons per HH	2.0	2.4	2.7
Average HH Income	\$38,439	\$53,118	\$62,829
Average House Value	\$109,733	\$172,397	\$223,360

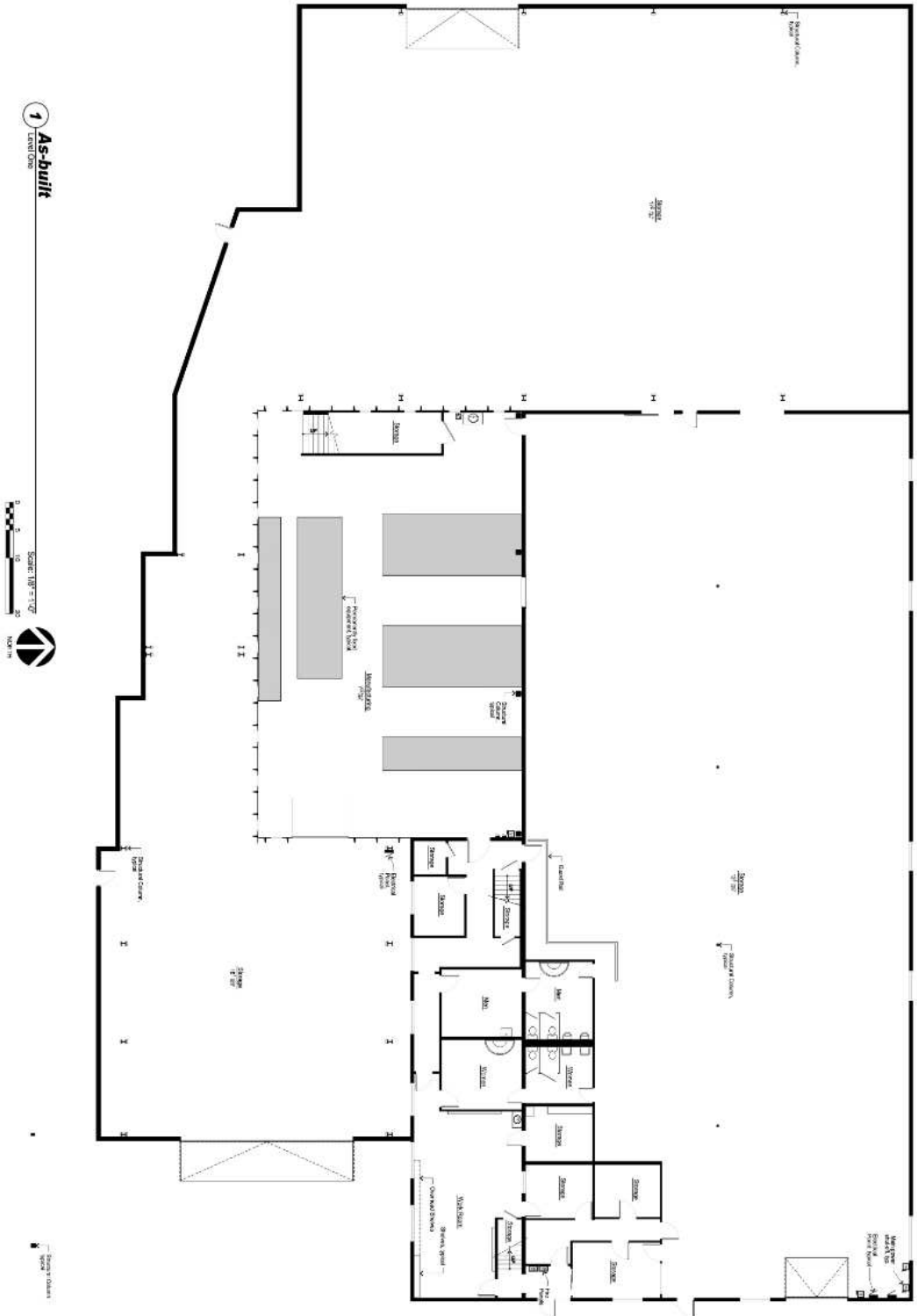
2020 American Community Survey (ACS)

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FLOOR 1



TPS TENANT PLANNING SERVICES INCORPORATED
 450 Deane Street
 Denver, Colorado 80202
 (303) 861-4800
 (303) 861-4271

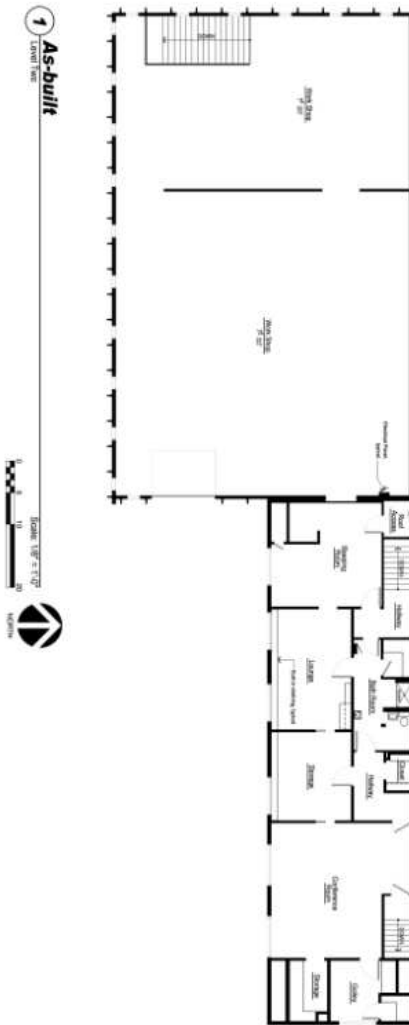
As-built
 Oakley Annex
 303 South W. 2nd
 Englewood, Colorado 80156
 Level One

AR1
 2016 2017 2018 2019 2020
 2016 2017 2018 2019 2020

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FRS
TENANT PLANNING SERVICES INCORPORATED
 457 Duvona Street
 Denver, Colorado 80204
 (303) 861-4870
 fax (303) 861-1471

Project: 2021-11-01
 Title: 6 September 2020
 Job Number: 107378
AB2

As-built
 Oakley Annex
 2222 South Irving Street
 Englewood, Colorado 80110
 Level Two

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MADISON COMMERCIAL PROPERTIES