



# WAREHOUSE/SHOWROOM SPACE

851 HIGHWAY 224, UNIT A3 DENVER, CO 80229

CALL FOR PRICING



## SUMMARY:

ZONING: I-1

12' OVERHEAD DOOR

SIZE: 1,500 SF

70% OFFICE

EASY ACCESS TO I-70 & I-76

CONDO STYLE OFFICE AND WAREHOUSE SPACE. ZONING IS I-1, ALLOWS FOR MANY USES SUCH AS WHOLESALE, OFFICES, COMMERCIAL RETAIL, LIGHT MANUFACTURING, AND OTHER LIGHT INDUSTRIAL. RECENTLY REMODELED OFFICE AREA. PERFECT USE FOR SHOWROOM OR OFFICES. HAS ONE PRIVATE RESTROOM, AC AND HEATING IN OFFICE AREA. GARAGE HAS WORKING PLUMBING WITH HOOKUPS TO ADD SINKS.



**NICK JURGENS, M.B.A.**

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**ELI MATTIOLI**

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# LOCATION



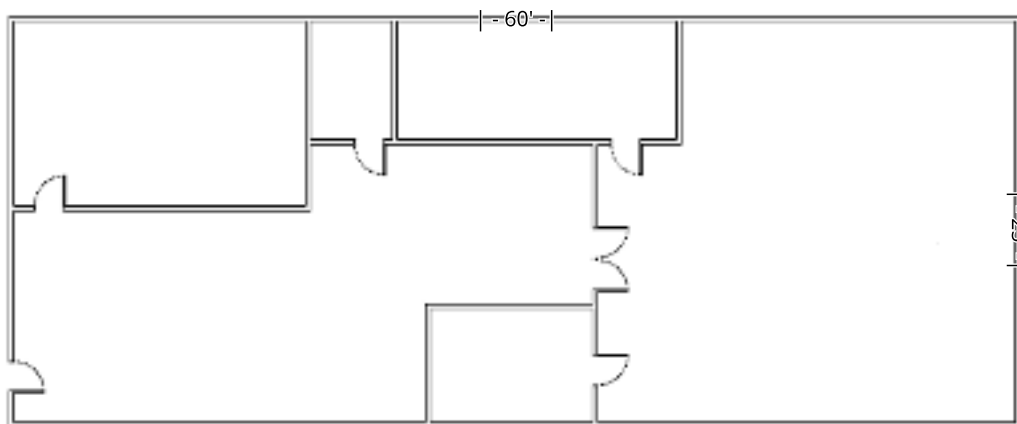
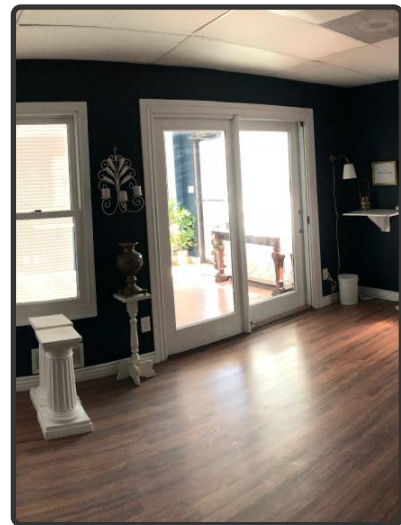
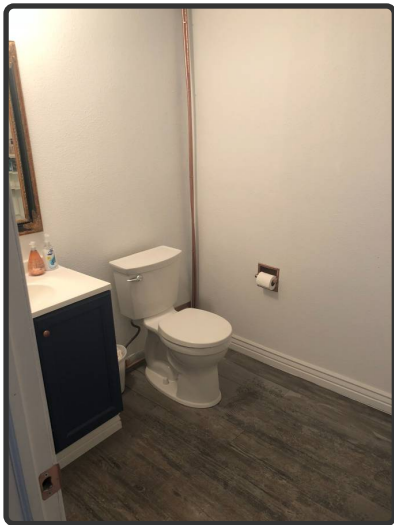
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,269	87,096	331,109
HOUSEHOLDS	1,093	29,551	121,950
MEDIAN INCOME	\$54,722	\$47,354	\$56,543

\*DATA FROM COSTAR



# ADDITIONAL INFORMATION



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