



FOR SALE/LEASE

3,840 SF Office/Warehouse With Heavy Power And Yard

3895 E 45TH AVE | DENVER, CO 80216



CONTACT:

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UNIQUE PROPERTIES

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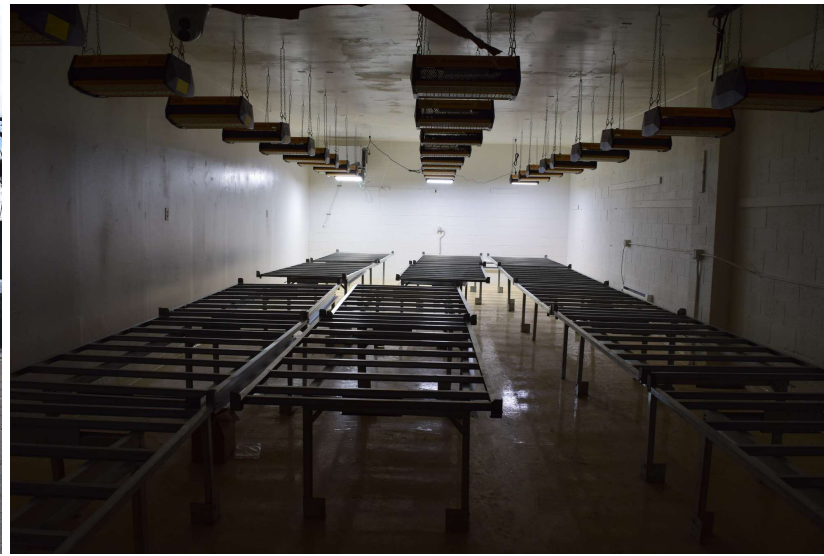
3895 E 45TH AVE

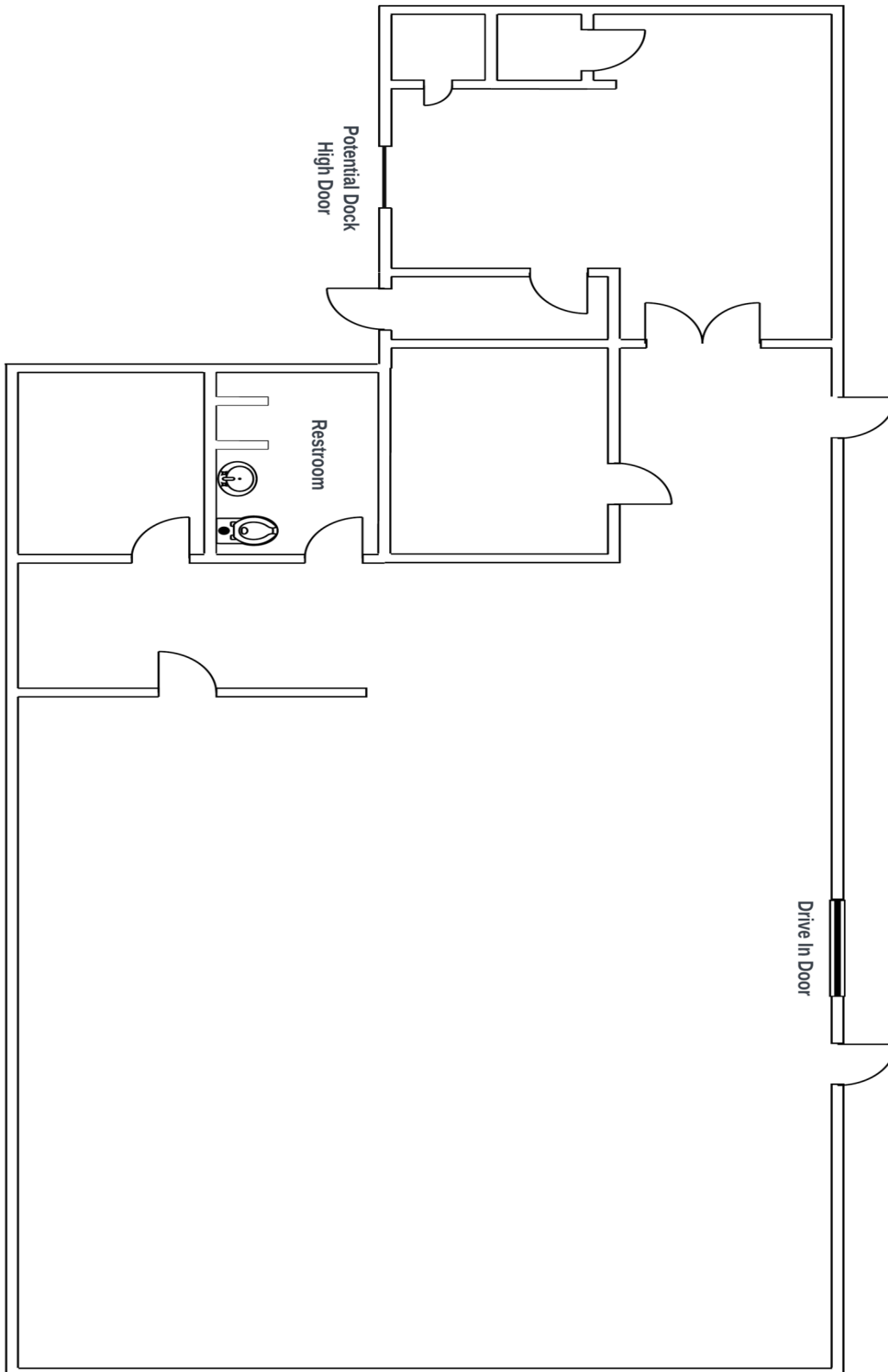
OFFERING SUMMARY

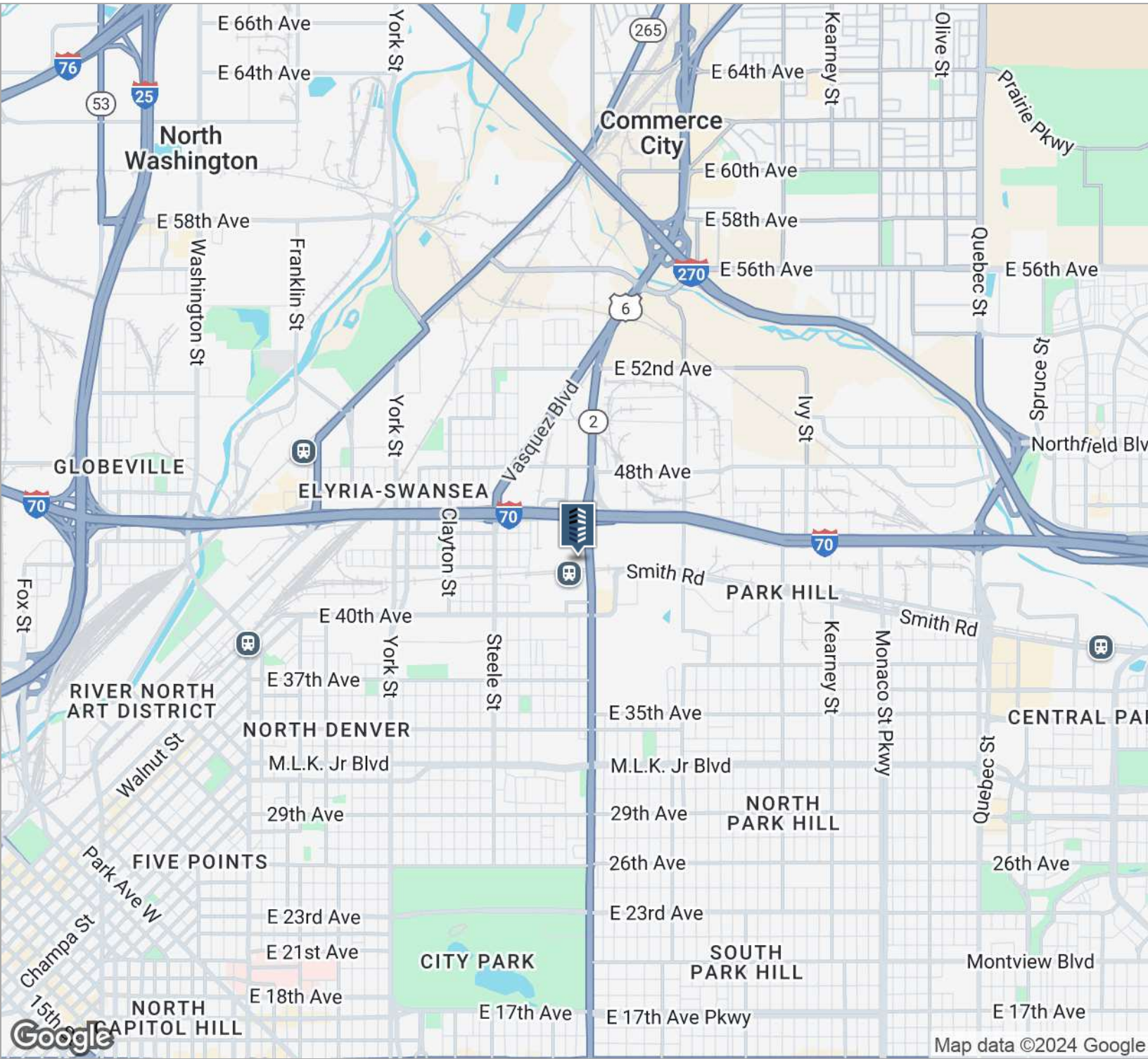
Sale Price:	\$949,000
Lease Rate:	\$6,000/mth MG
Lot Size:	10,020 SF
Building Size:	3,840 SF
Year Built:	1970
Zoning:	I-A
City/County:	Denver
Property Taxes:	\$16,309

PROPERTY HIGHLIGHTS

- Sale price reduced to just \$949,000!
- Lease rate reduced to just \$6,000/mth plus utilities!
- 3 Phase 600 Amp power and fenced storage yard
- Drive in loading and potential dock high loading if desired
- Located at the Southwest corner of I-70 & Colorado Blvd in Denver
- Available for sale and for lease
- Owner will consider "seller carry" financing as well.
- Two 12.5 ton A/C with both new rooftop units







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