

**1900**  
**S. NAVAJO ST.**  
**DENVER, CO**

**Freestanding User Building For Sale**

**\$2,000,000**



**Prime Ruby Hill Location**



**NAI** Shames Makovsky

**ANA SANDOMIRE**

303 565 3029

asandomire@shamesmakovsky.com

**PETER KNISELY**

720 881 7534

pknisely@shamesmakovsky.com



# 1900

S. NAVAJO ST.  
DENVER, CO



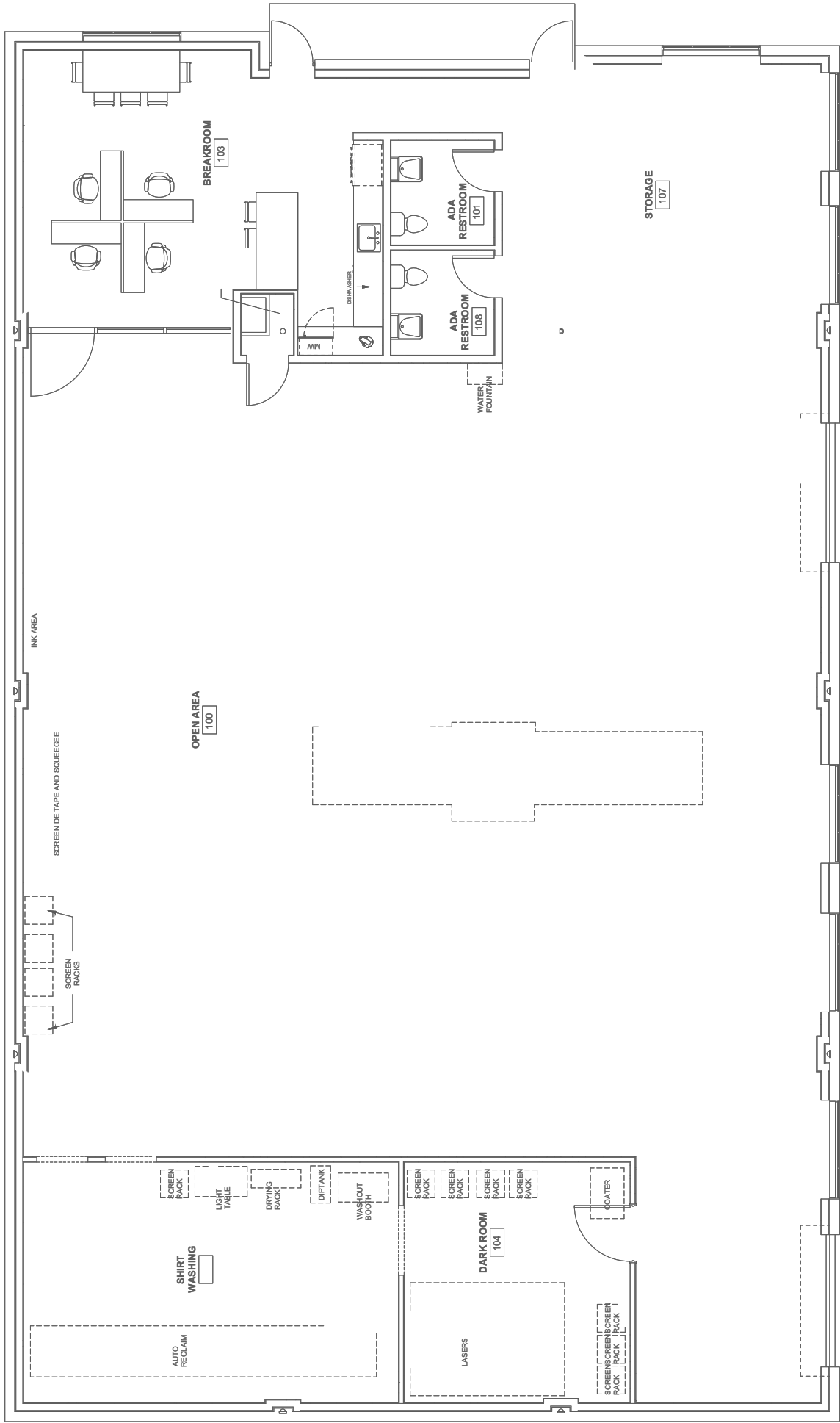
## PROPERTY FACTS

Building Size	5,994 SF
Lot Size	10,938 SF
Year Built	1957
Zoning	I-MX-3

## PROPERTY OVERVIEW

- Rare Small User Building for Sale
- Drive in Door
- Recently renovated with new building systems
- Onsite Parking
- Ruby Hill Location, with easy access to major thoroughfares
- Coffee Shops and other neighborhood amenities nearby









**1900 S. Navajo Street** ▪ Denver, CO

**NA** Shames Makovsky

The Ruby Hill neighborhood is a community known for its spacious lots, mature trees, and proximity to outdoor recreation.

#### Transportation

This location is well-connected, with easy access to South Santa Fe Drive (US-85), making commuting to downtown Denver or the southern suburbs convenient. Public transit is also accessible, with nearby RTD bus routes and close proximity to the Evans and Broadway light rail stations, offering quick travel across the metro area.

#### Parks & Recreation

Nature lovers will enjoy being close to Ruby Hill Park, one of Denver's largest parks, featuring hiking and biking trails, a winter rail yard for snow sports, and the Levitt Pavilion, which hosts free outdoor concerts. The South Platte River Trail is also nearby, offering miles of scenic biking and walking paths that run through the city.

#### Amenities

The area boasts a variety of local eateries, grocery stores, and cafes within a short drive, and the nearby Overland and Platt Park neighborhoods offer additional dining and shopping options. Schools, libraries, and recreational centers are easily accessible, making it a family-friendly and community-focused place to live.

**ANA SANDOMIRE**

303 565 3029

asandomire@shamesmakovsky.com

**PETER KNISELY**

720 881 7534

pknisely@shamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.