

OFFICE CONDO FOR SALE/LEASE

4411 Yates St Unit 103
Denver, CO 80212



Amanda Tompkins
Senior Vice President
amanda@henrygroupre.com
720.837.5541

PROPERTY DESCRIPTION

Discover the perfect space for your business with a unit designed for flexibility and efficiency. Built in 2009 and zoned U-MX-2, this property is ideally suited for office or retail use, offering a contemporary design in a highly functional layout. Its prime location makes it an excellent choice to establish or expand a professional workspace in the thriving Denver market. With versatile usage options and proximity to key commercial hubs, this property provides an outstanding opportunity to secure a strategic, easily accessible space for your business operations.

LOCATION DESCRIPTION

Situated in the desirable Berkeley neighborhood, this property offers prime accessibility just south of I-70 and off 44th Avenue. Conveniently located east of Sheridan Boulevard, it provides easy access to major highways, local amenities, and downtown destinations.

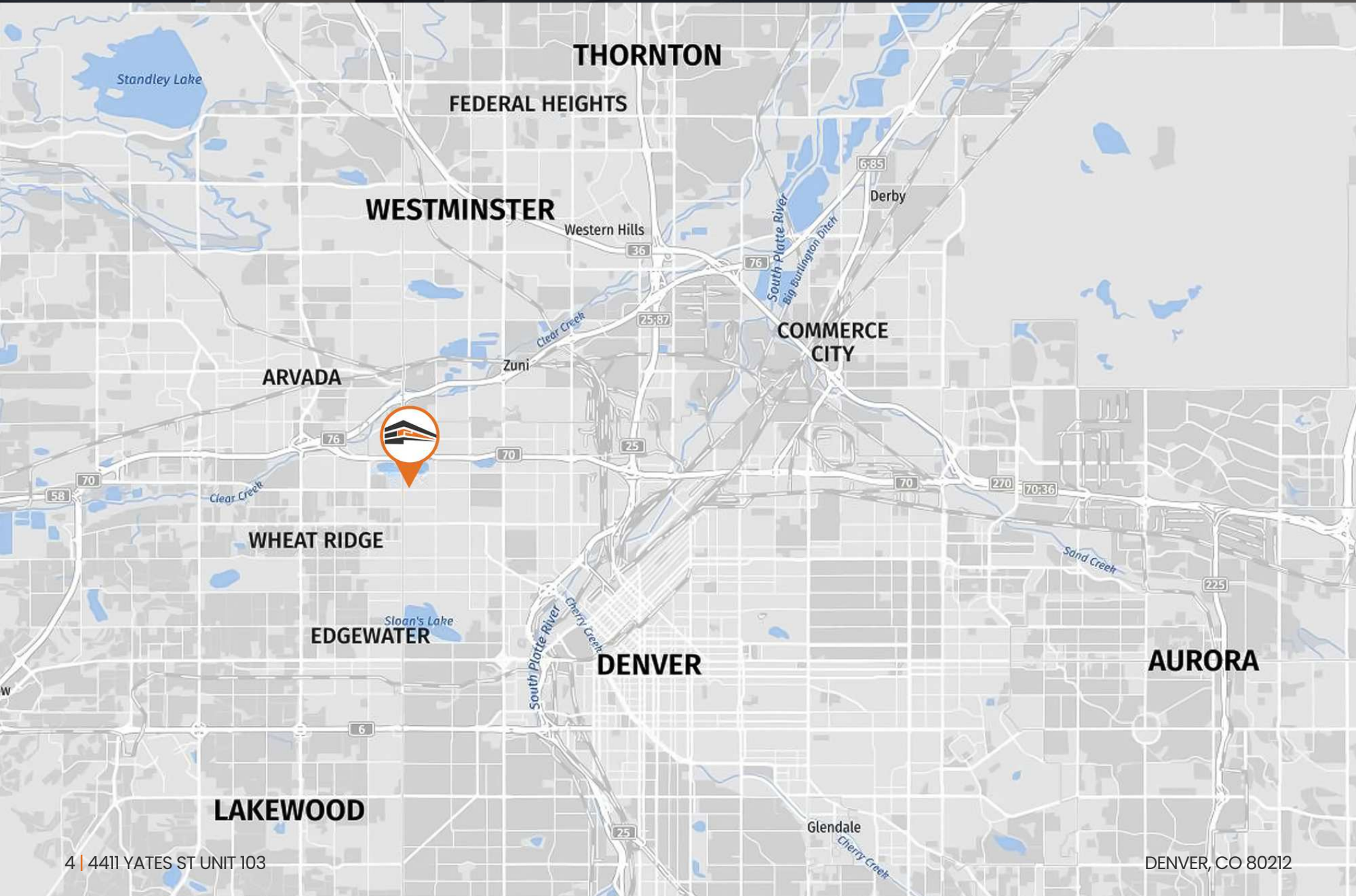
PROPERTY HIGHLIGHTS

- Modern 360 SF building with contemporary design
- Ideal for office or retail
- Constructed in 2009 for updated functionality
- Zoned U-MX-2, offering versatile usage options



Property Address	4411 Yates St Unit 103, Denver, CO 80212
Lease Rate	\$1,400/month + utilities Monthly rent includes HOA dues
Sale Price	\$199,000
Home Owner Association (HOA) Dues	\$147.65/Month
Unit Size	360 SF
Year Built	2009
Zoning	U-MX-2







 **COSTCO WHOLESALE**

 **FLOOR & DECOR**

 **SAM'S CLUB**

INTERSTATE 76

W 52ND AVE

 **WILLIS CASE GOLF COURSE**

SHERIDAN BLVD

INTERSTATE 70

BERKELEY LAKE

LOWELL BLVD

LAKE RHODA

 **LAKESIDE AMUSEMENT PARK**

WADSWORTH BLVD



W 44TH AVE

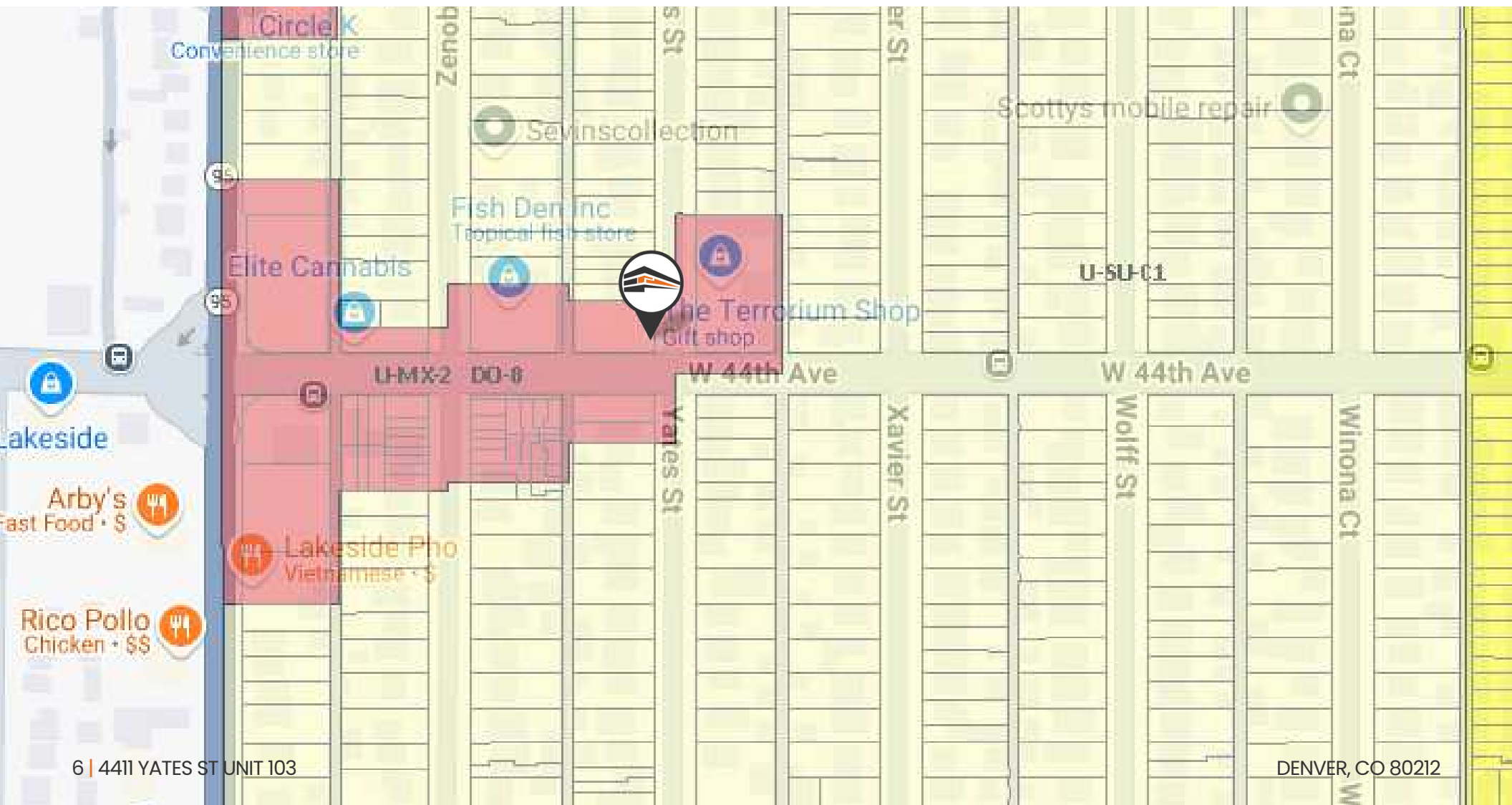
 **LES SCHWAB**  **KeyBank**  **Molly's**
 **Goodwill**  **Carl's Jr.**  **Walmart**

 **ARBY'S**

W 38TH AVE

U-MX-2 ZONING

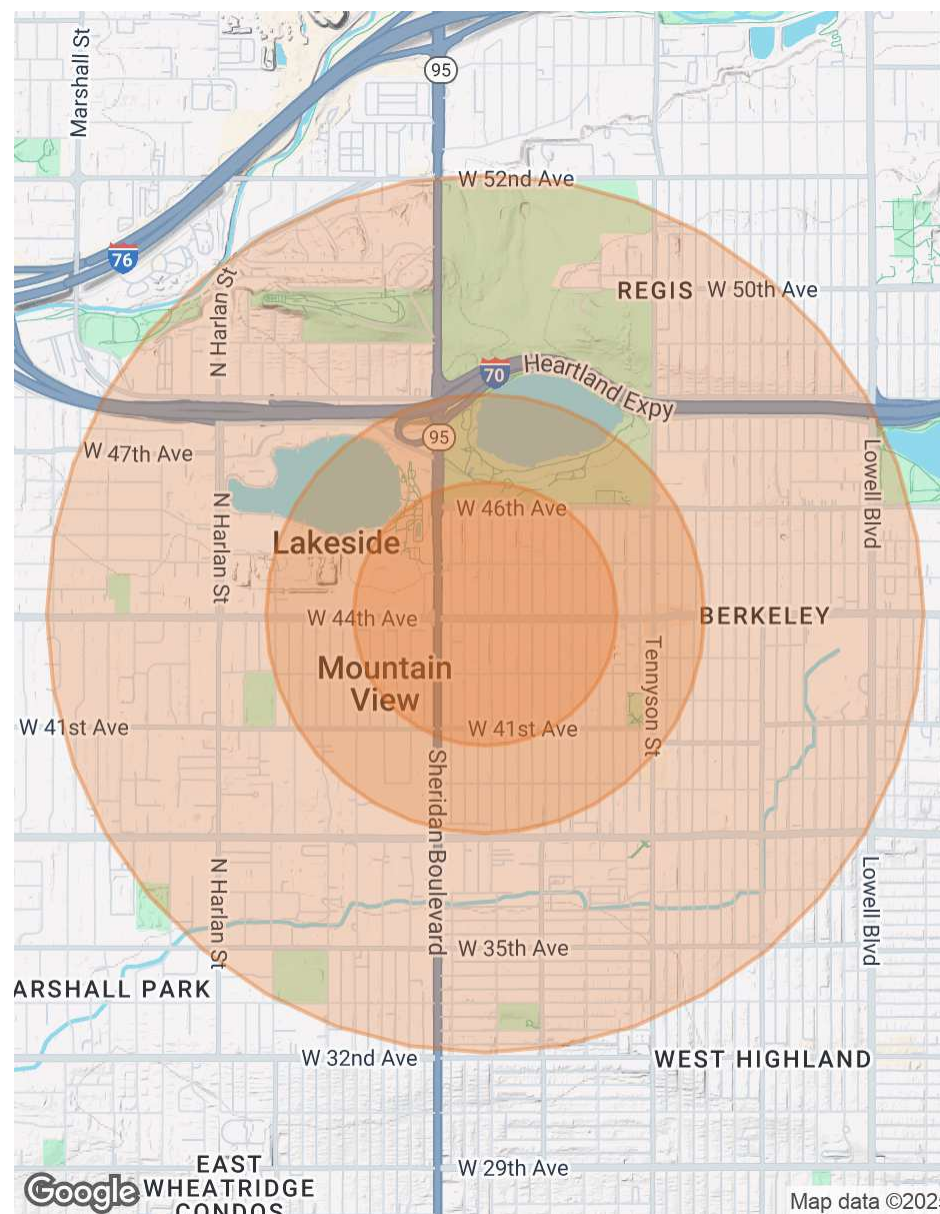
[CLICK HERE](#)
[DENVER USE CODE](#)



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,369	4,378	17,449
Average Age	38	39	40
Average Age (Male)	38	39	40
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	626	2,108	8,268
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$161,610	\$153,800	\$137,557
Average House Value	\$896,179	\$905,944	\$828,239

Demographics data derived from AlphaMap



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com