

FOR SALE

2301 W 44TH, DENVER CO 80211



SUNNYSIDE 4 BAY GARAGE

LIST PRICE: \$1,849,000

EXECUTIVE SUMMARY

2301 West 44th Avenue presents a rare opportunity to acquire a freestanding, turnkey automotive body and repair facility located on a highly visible hard-corner site in Northwest Denver. The offering includes the real estate and all existing furniture, fixtures, and equipment (FF&E), allowing for immediate continued operations or a seamless transition for a new owner-operator.

The property features a four-bay, free-span shop, a large corner lot with ample parking and a fenced, secured yard, and strong frontage along West 44th Avenue. The site's location within the Highlands/Sunnyside area—combined with limited competing automotive facilities—supports both near-term operational stability and long-term value.

This offering is well-suited for an owner-occupant seeking long-term control and equity growth or an investor pursuing a versatile asset with future repositioning or redevelopment potential in a supply-constrained submarket.

PROPERTY OVERVIEW

BUILDING TYPE:	Automotive
BUILDING SIZE:	2,963 SF (4 Bays)
LOT SIZE:	12,196 SF
UNITS:	Single Tenant
YOC:	1949 / 2018
CONSTRUCTION TYPE:	Masonry

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PROPERTY HIGHLIGHTS

TURNKEY AUTOMOTIVE FACILITY WITH FF&E INCLUDED – FOUR-BAY, FREE-SPAN AUTOBODY AND REPAIR SHOP OFFERED WITH ALL EXISTING FURNITURE, FIXTURES, AND EQUIPMENT, INCLUDING PAINT BOOTH, FRAME RACK, LIFT, AND COMPRESSOR, ALLOWING FOR IMMEDIATE CONTINUED OPERATIONS.

PRIME HARD-CORNER LOCATION WITH LARGE LOT – FREESTANDING BUILDING SITUATED ON A HIGHLY VISIBLE CORNER ALONG WEST 44TH AVENUE IN NORTHWEST DENVER, FEATURING A 12,196 SF LOT WITH ABUNDANT PARKING AND A FENCED, SECURED YARD—AN INCREASINGLY RARE CONFIGURATION IN THE SUBMARKET.

OWNER-USER & INVESTMENT FLEXIBILITY – IDEAL FOR AN OWNER-OCCUPANT SEEKING LONG-TERM CONTROL AND EQUITY GROWTH, WHILE ALSO OFFERING INVESTORS MULTIPLE EXIT STRATEGIES, INCLUDING LEASING, REPOSITIONING, OR FUTURE REDEVELOPMENT IN A SUPPLY-CONSTRAINED CORRIDOR.

NFA ENVIRONMENTAL LETTER GRANTED IN 2016



POPULATION

2 MILE	87,024
5 MILE	437,687
8 MILE	1,385,047

HOUSEHOLDS

2 MILE	43,389
5 MILE	204,583
8 MILE	584,364

AVG HH INCOME

2 MILE	\$127,034
5 MILE	\$103,703
8 MILE	\$104,373

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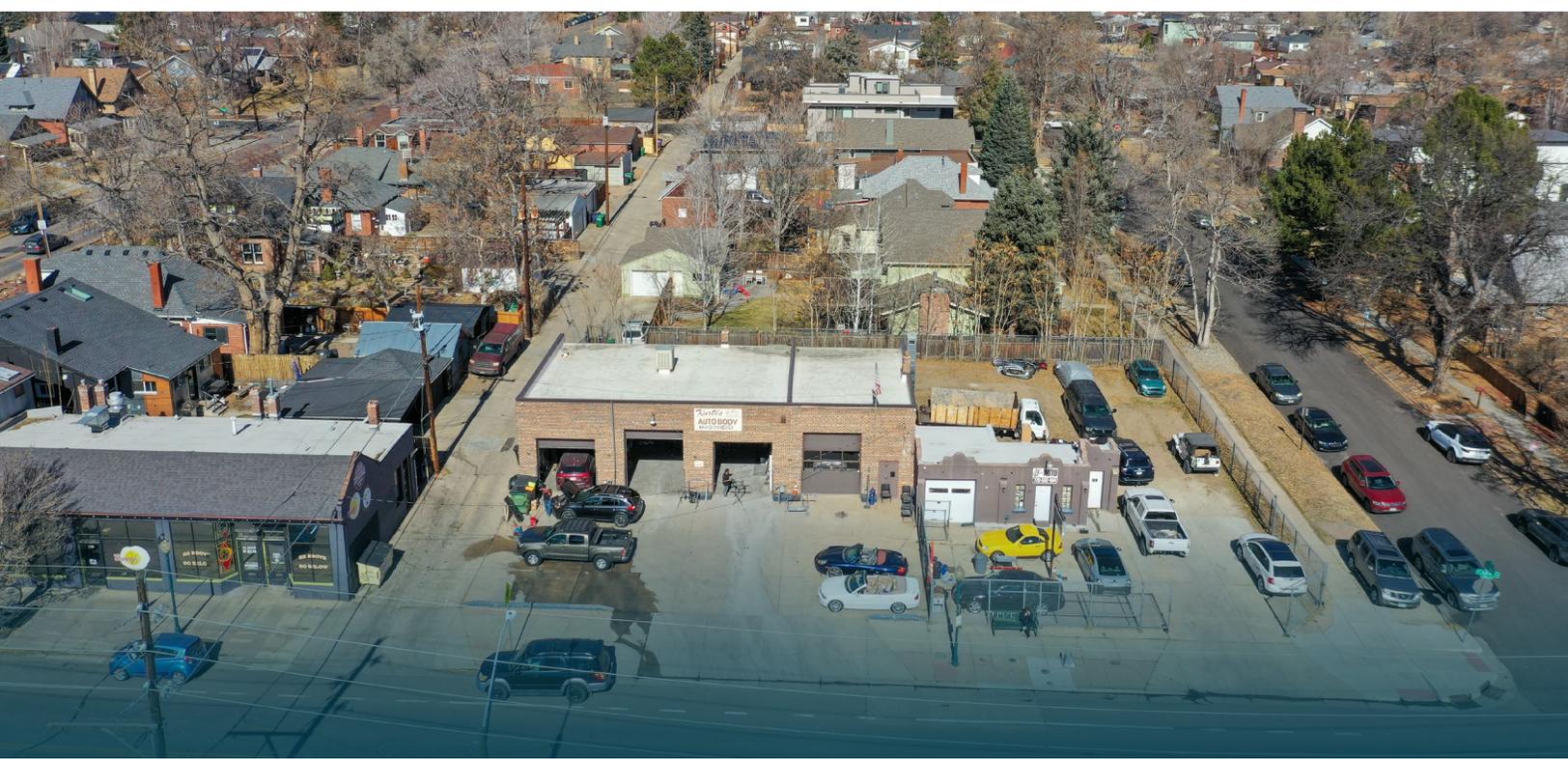
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