



FOR SALE

9,153 SF Office/Warehouse W/ Heavy Power

688 Bryant St | Denver, CO 80204



**750 KVA Transformer On Site!**

CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



## 688 BRYANT ST

### OFFERING SUMMARY

<b>Sale Price:</b>	\$895,000
<b>Lot Size:</b>	9,375 SF
<b>Building Size:</b>	9,153 SF
<b>ADA Access:</b>	1st floor only
<b>Property Taxes:</b>	\$28,316
<b>Year Built:</b>	1959
<b>Renovated:</b>	2022
<b>Zoning:</b>	I-A

### PROPERTY HIGHLIGHTS

- Located at the Southeast corner of Bryant Street and W. 7th Ave.
- 750 KVA transformer on site with 3 phase, 208 volt, 2,000 amps of power (tbv)
- Two story structure 6,019 SF on the first floor and 3,134 SF on the second floor
- Great central location with amazing views of downtown Denver
- Potential for dock high or drive in loading

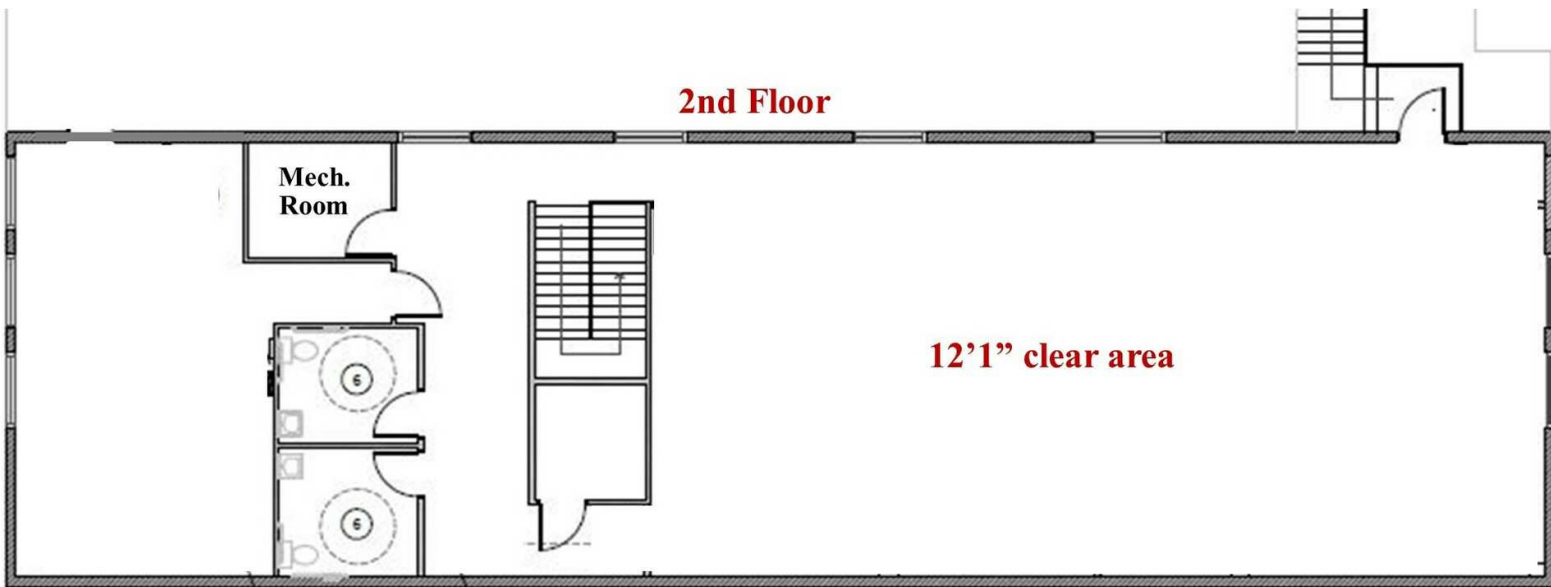
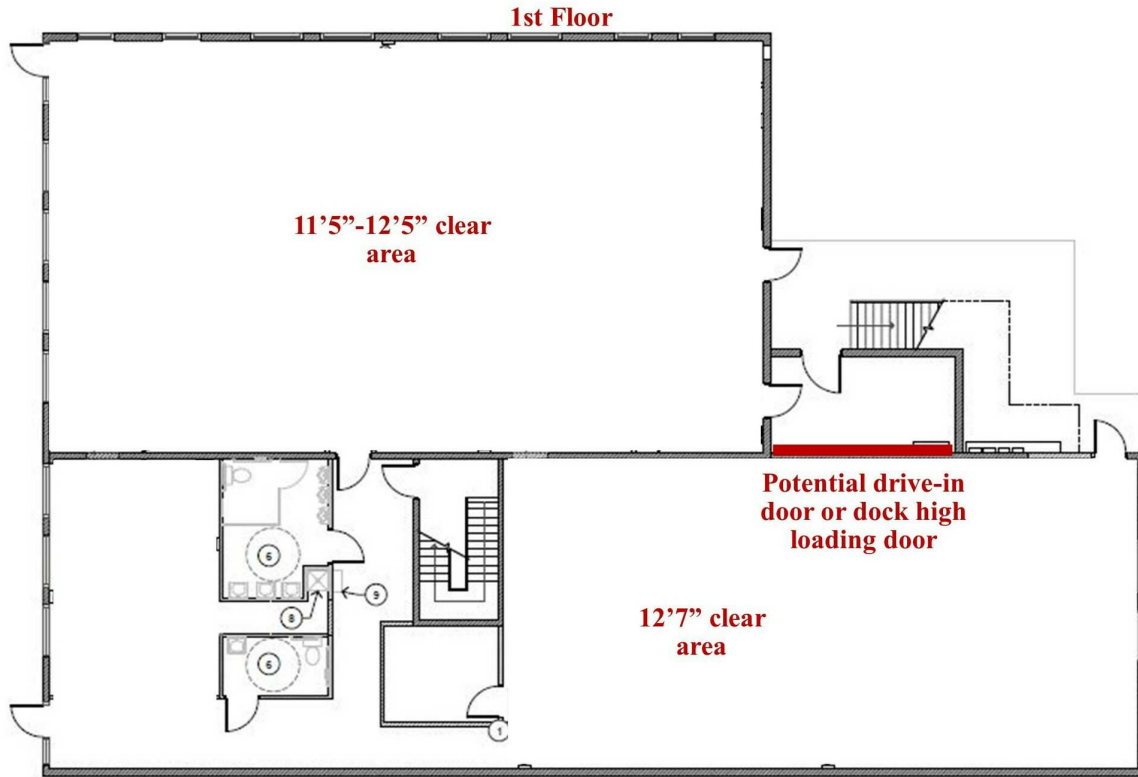


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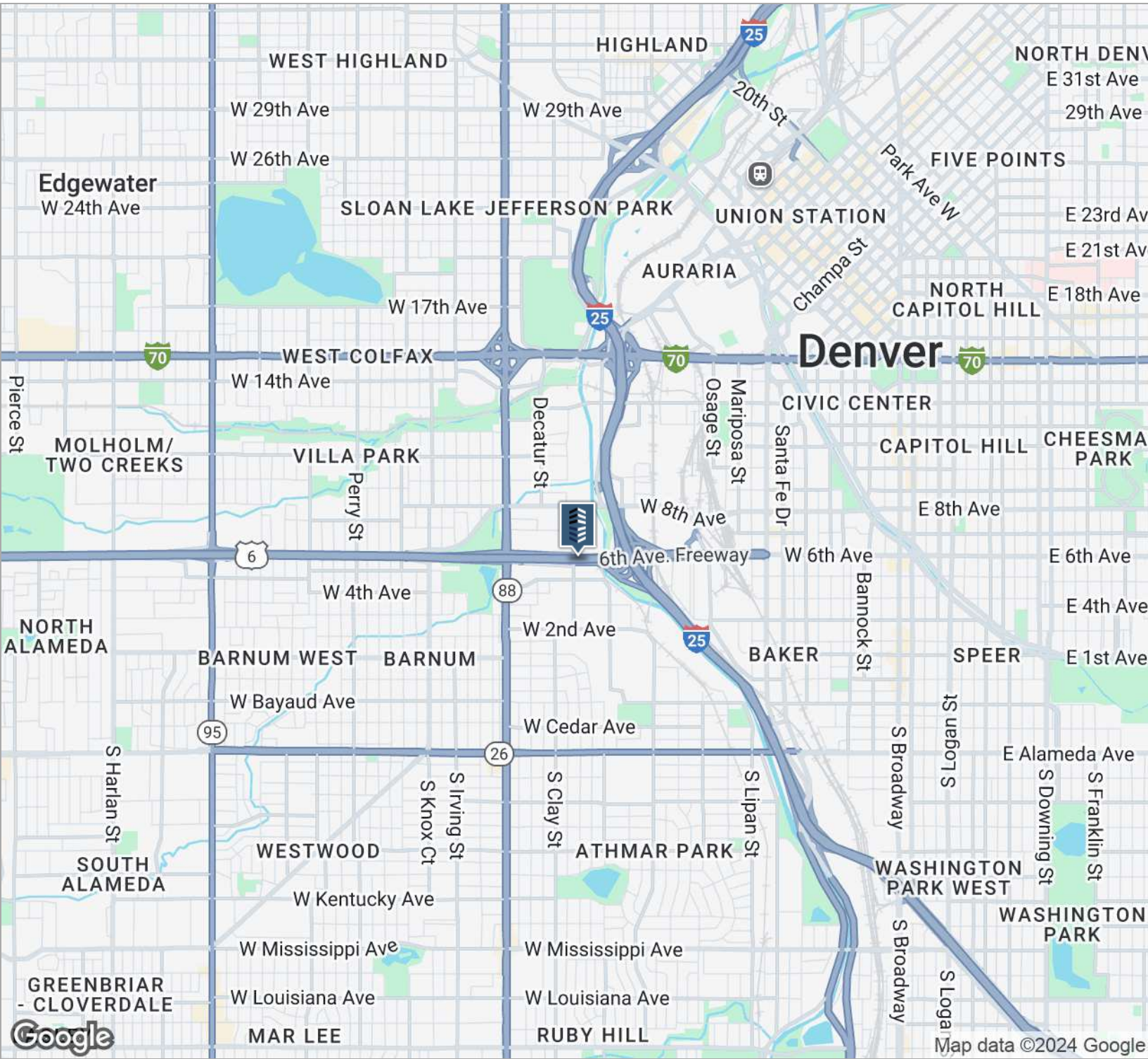








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