



FOR SALE

T.O.D Office/Warehouse Building At Evans Station
1865-1877 S. Acoma Street | Denver, CO 80223



Great Owner/User Or Redevelopment Opportunity

CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	9,430 SF
Building Size:	5,920 SF
Grade Level Doors:	3 10'x10' drive ins
Ceiling Height:	11.0 FT
Year Built:	1972
Zoning:	I-A industrial
Floodplain:	No
Property Taxes:	\$22,834

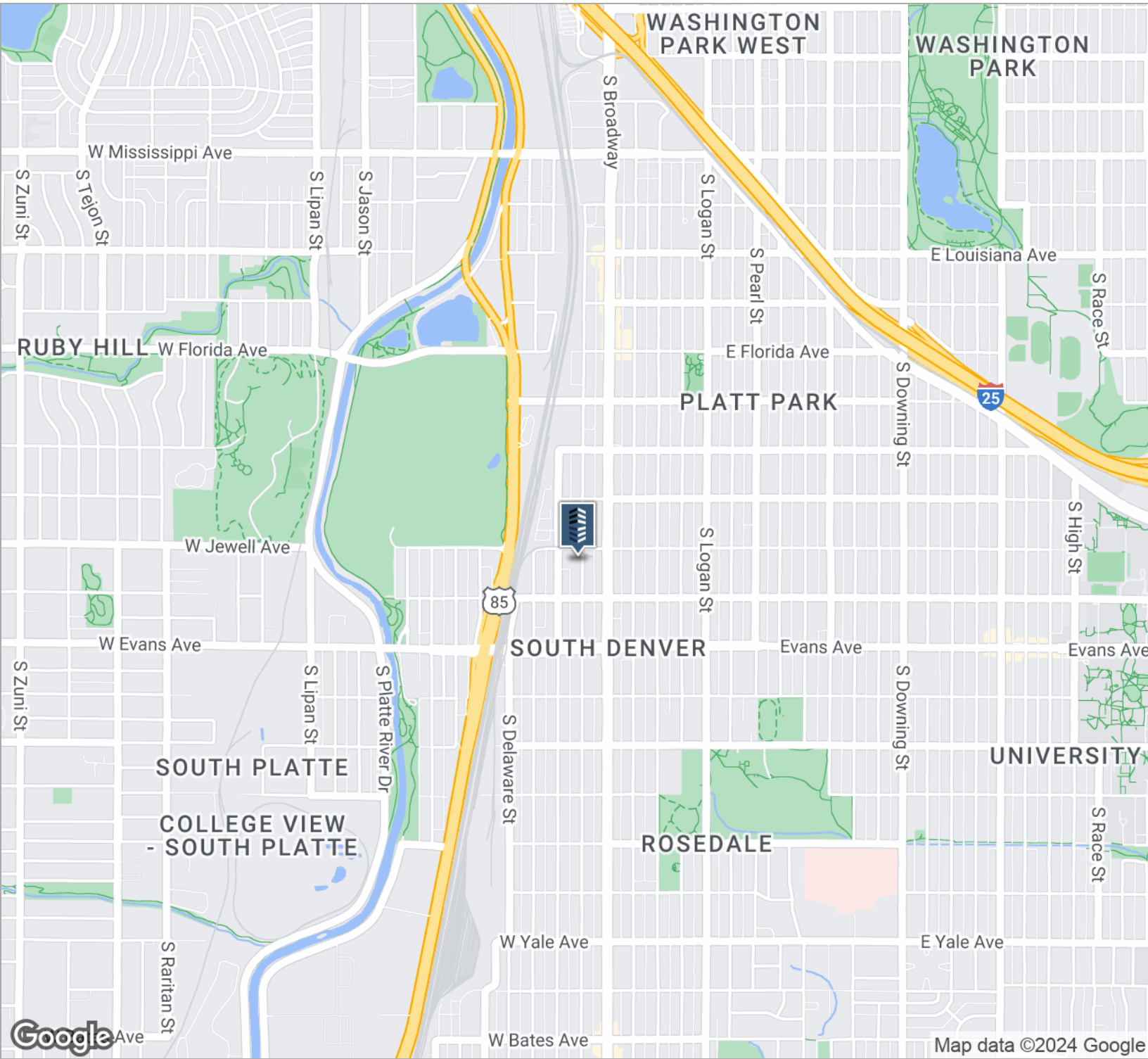
PROPERTY HIGHLIGHTS

- T.O.D. location near Evans Station light rail stop, surrounded by multiple mixed-use redevelopments.
- Currently zoned I-A industrial in the city/county of Denver
- Potential rezone to 5-8 story commercial mixed use
- Multiple redevelopment projects adjacent and currently underway
- 1,200-5,920 SF available for an owner user if desired
- 1877 S. Acoma St. - 1,200 sf leased short term
- 1875 S. Acoma St. - 2,320 sf that is seller occupied and available for an owner/user.
- 1865 S. Acoma St. - 2,400 sf that is leased long term
- Potential small, fenced storage yard
- Great for plumbers, electricians, HVAC companies, general contractors, service companies and more!
- •Owner will consider seller-carry terms.

T.O.D OFFICE/WAREHOUSE BUILDING AT EVANS STATION



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