

**- FOR SALE -
\$2,999,000**



5335 N HARRISON ST

Denver, CO 80216



ZONING

I-A, UO-2



TOTAL SF

11,338 SF



LOT SIZE

1.52 ACRES

PROPERTY HIGHLIGHTS

- Includes 5300 Jackson Street
- Enterprise and Opportunity Zones
- Fenced and Paved Yard
- Main office building has been recently remodeled
- Three buildings offer customization of business needs



PARKING

1:06/1000



LOADING

8 GRADE
LEVEL



YEAR BUILT

1959

PROPERTY DESCRIPTION

North Denver location within close proximity to major highways and thoroughfares, enhancing accessibility for distribution operations. Property is paved and fenced, offering 8 grade level doors, signage, and sitting in Opportunity and Enterprise Zones. Three buildings totaling 11,338 sf situated on 1.52 acres in a strategic area, ideal for Owner-Users with public transportation within walking distance.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



ADDITIONAL PHOTOS



NICK JURGENS

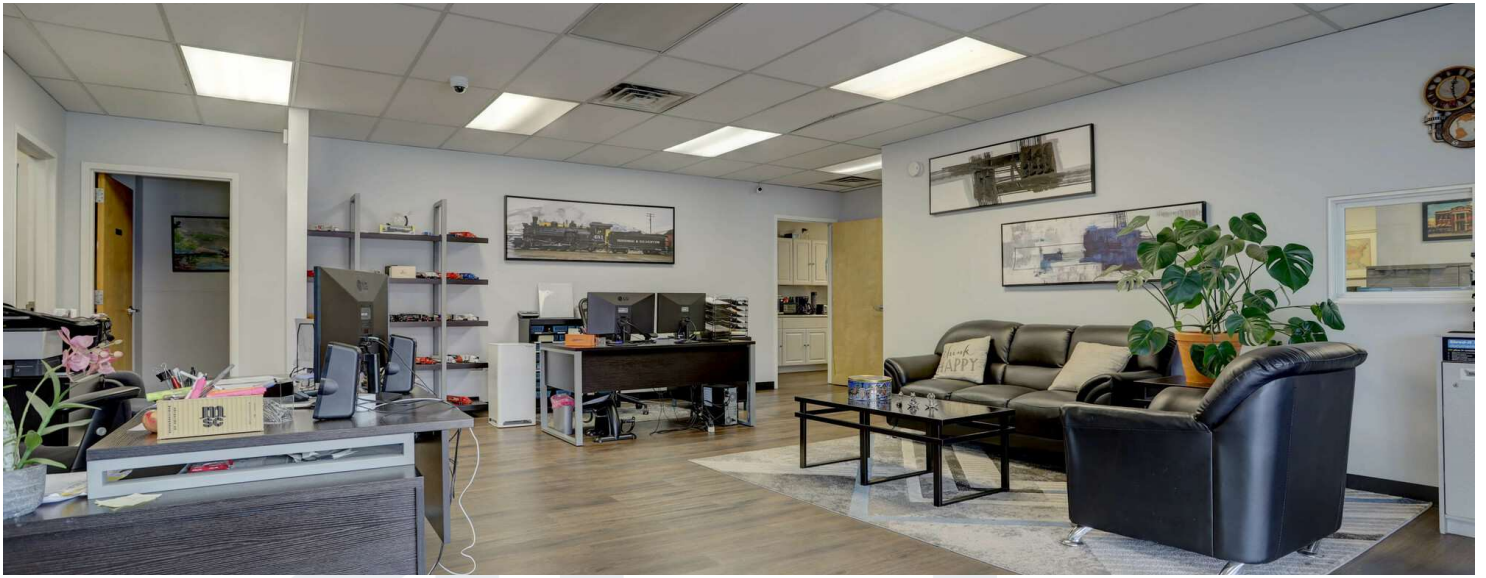
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LOCATION MAP



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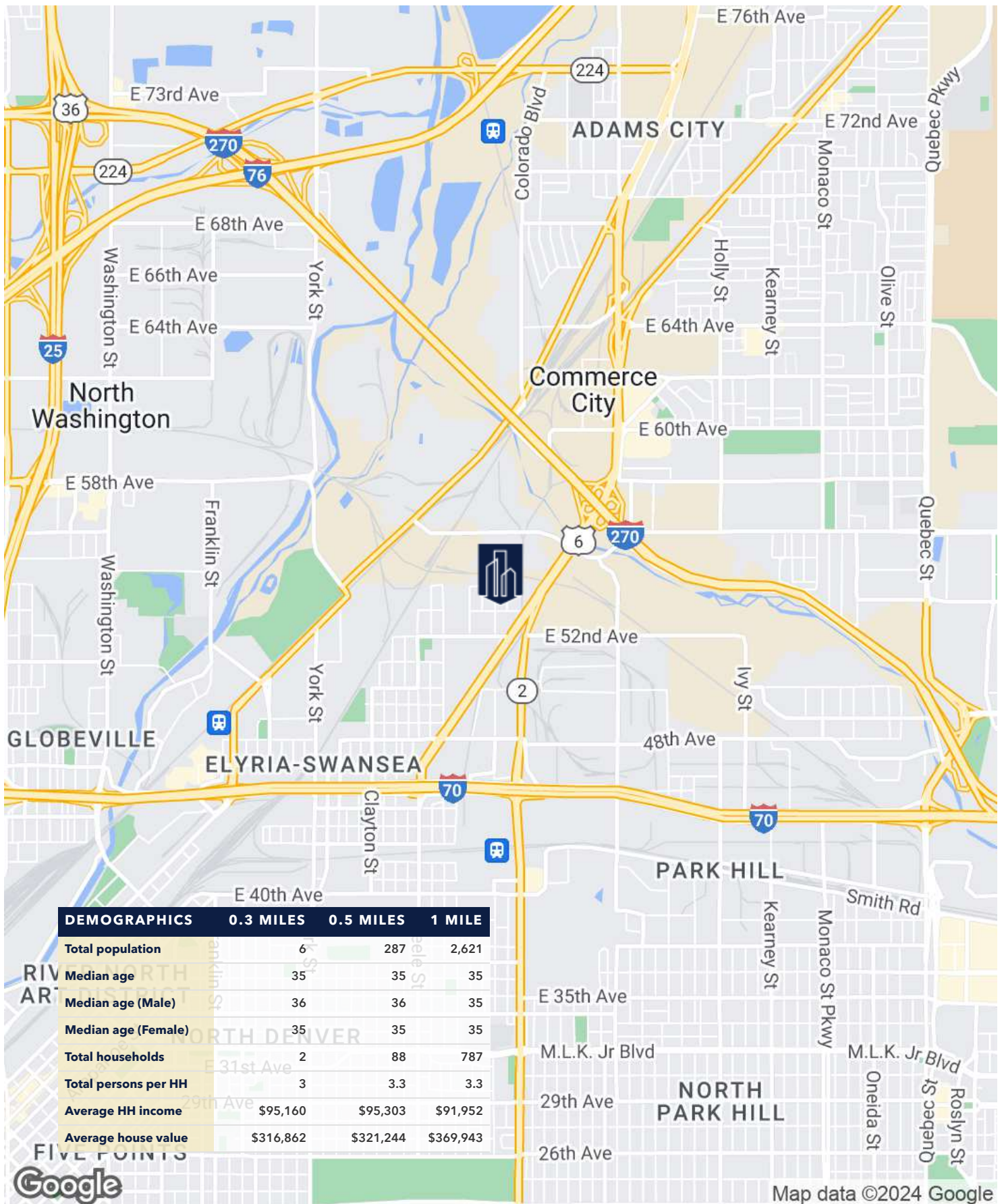
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