

**FOR SALE**  
**\$1,650,000**



BUSINESS FOR SALE AS WELL - NOT INCLUDED IN REAL PROPERTY

**1280 - 1290 W BAYAUD AVE**

Denver, CO 80223

## PROPERTY HIGHLIGHTS

- Two buildings
- Six grade-level doors
- Fenced yard
- Easy access
- Minimal office



BUILDING SF

7,116 SF



LOT SIZE

17,265 SF



TAXES

\$30,467



YEAR BUILT

1986



ZONING

I-B



LOADING DOORS

6 GRADE-  
LEVEL

## PROPERTY DESCRIPTION

This property has fenced storage, 6 grade-level doors, and two separate buildings. It has minimal office and ample power. Near I-25 you can easily access any part of town. with I-B zoning, multiple uses are allowed. The business, who is month-to-month, is also available for sale. Contact broker for more information on the sale.

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.





# AERIAL MAP



**NICK JURGENS**

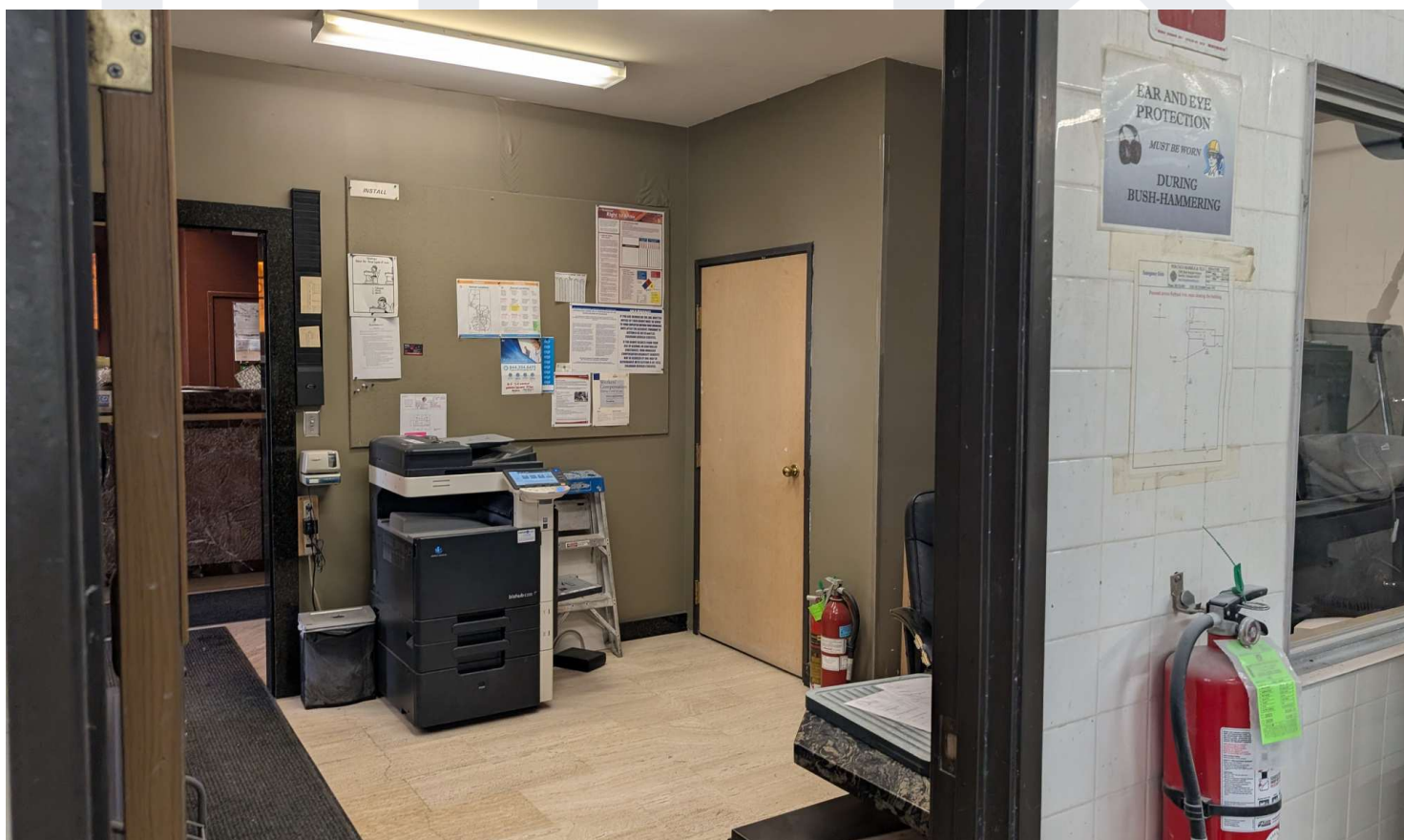
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## ADDITIONAL PHOTOS



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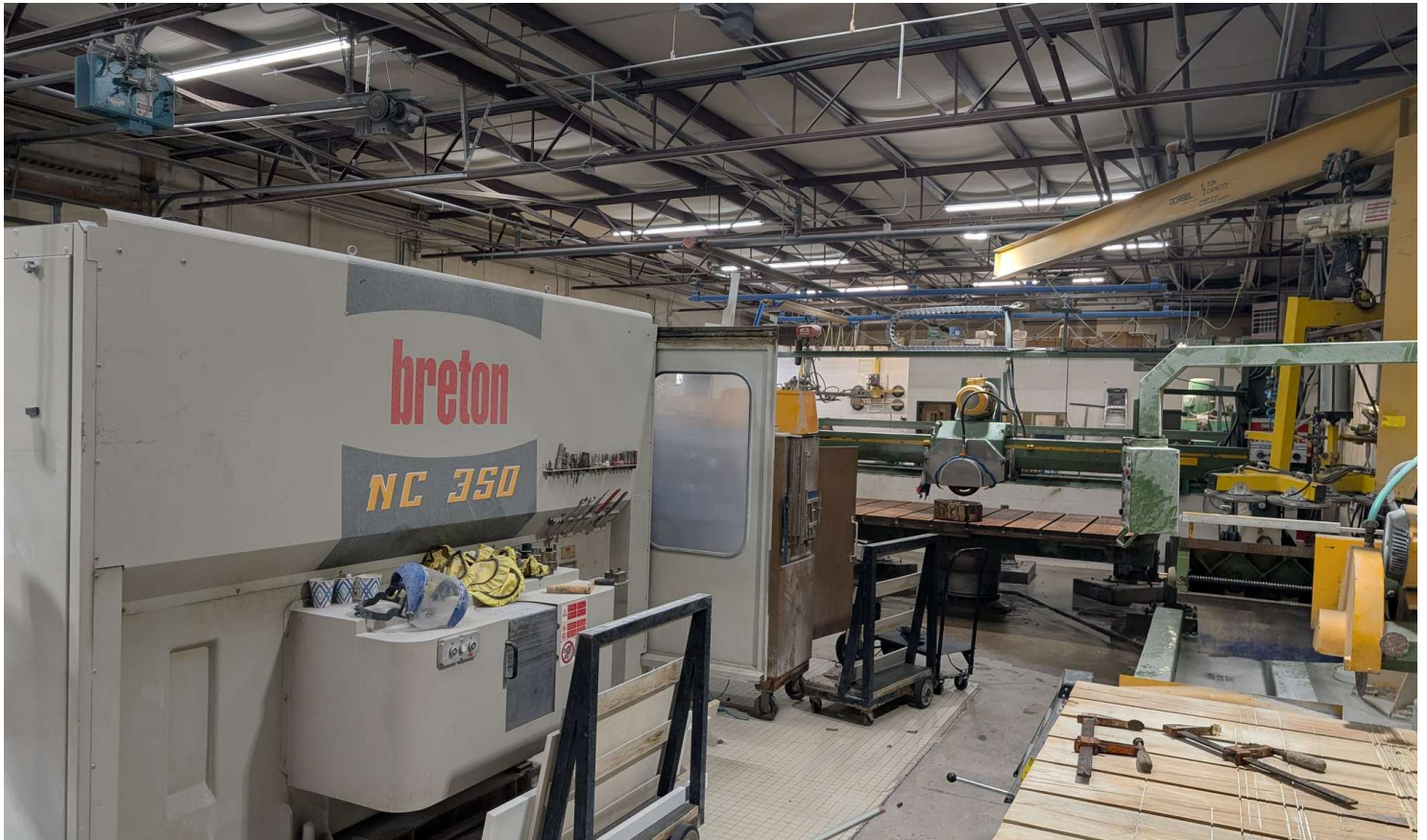
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