



Industrial Flex Condo For Sale

7390 S. Fraser Street, Unit D
Centennial, Colorado 80112

Highlights

- > 300 SF of mezzanine storage in warehouse not included in total square footage
- > Pride of Ownership
- > Three (3) restrooms - one (1) with shower
- > Open office concept
- > Available April 1, 2025

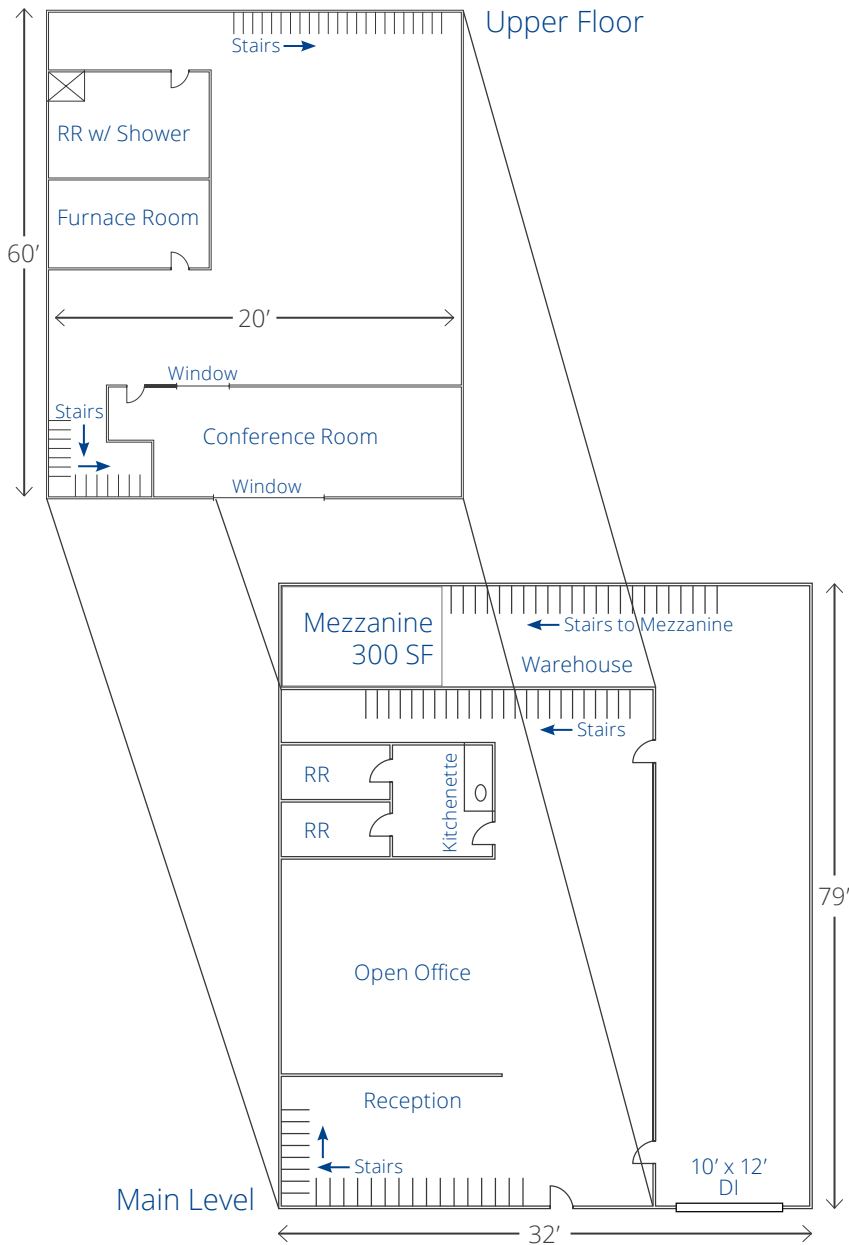
Building Information

Total Condo Size:	3,728 SF
Office:	70%
Warehouse:	30%
Zoning:	MU-PUD (Centennial)
Built:	2004
Clear Height:	20' - 22'
Loading:	One (1) Drive In (10' x 12')
Sale Price:	\$750,000.00 (\$201/SF)
Property Taxes:	\$10,840.17
Power:	3-Phase (TBV)
Sprinklered:	Yes
Condo Fees:	\$350/month

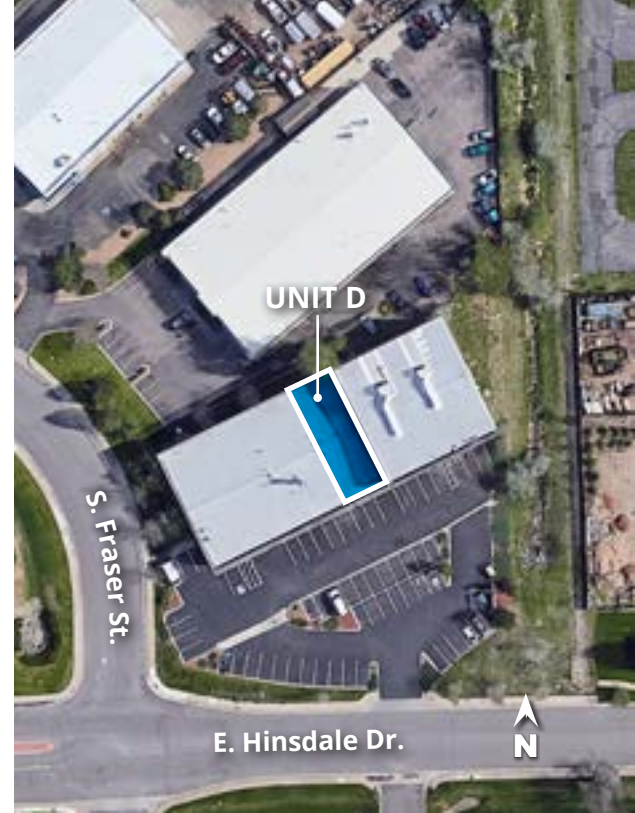
Tim Shay
+1 303 283 4594
tim.shay@colliers.com

Accelerating success.

For Sale



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Colliers
4643 S. Ulster Street | Suite 1000
Denver, CO 80237

P: +1 303 745 5800
F: +1 303 745 5888
colliers.com/denver

Contact Us:

Tim Shay
Principal
+1 303 283 4594
tim.shay@colliers.com



[Brokerage Disclosure](#)