

3989

ULSTER ST

DENVER, CO 80207

~~\$1,300,000~~ **\$985,000**
SALE PRICE

\$6,000/MTH FSG
LEASE RATE

2,976 SF
BLDG SIZE



COMMERCIAL KITCHEN - CENTRAL PARK SUBMARKET

PRICE REDUCED!!



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PROPERTY SUMMARY

Address:	3898 Ulster St Denver, CO 80207
Sale Price:	\$985,000
Lease Rate:	\$6,000/Month Full Service Gross
Year Built/Renovated:	1963/2021
County:	Denver
Building Size:	2,976 SF
Land Size:	12,358 SF (0.28 AC)
Taxes (2023):	\$11,649
Property Type:	Food Production
Parking:	Ample
Tenancy:	Single/Multi
Zoning:	I-MX-5



PROPERTY HIGHLIGHTS

- 2021 Building Improvements: New HVAC, Floor Drains, Security System, Water Heater, Grease Trap Expansion
- 800 Gallon Grease Trap
- Cooler, Freezer, & Dry Storage
- 16' Ventilation Hood
- 3-Phase Power – 200 Amps (To be verified by Buyer)
- Proximity to Major Highways – Quick Access to I-70, I-270, and I-225

INTERIOR PHOTOS



EXTERIOR PHOTOS



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