

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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 **UNIQUE**SM
PROPERTIES TCN
WILLIAMS
REAL ESTATE SERVICES

400 S Broadway | Denver, Colorado 80209
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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

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

INTERIOR PHOTOS



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EXTERIOR PHOTOS



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