

5215-5253 E 77TH AVE COMMERCE CITY, CO 80022

\$1,600,000

INDUSTRIAL SHOP W-YARD + SINGLE FAMILY



PREPARED BY:

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PROPERTY SUMMARY

5215-5253 E 77TH AVE



PROPERTY DESCRIPTION

Great owner-user, live/work opportunity in Commerce City consisting of two industrial shop buildings totaling 5,395 SF plus a 766 SF single-family residence on just under an acre. Over half an acre of useable yard space suitable for truck/trailer parking and/or material storage. The residential tenant is currently M-T-M at \$1,500. Opportunity for a new owner to increase rent or occupy the residence steps from their business.

PROPERTY HIGHLIGHTS

- Rare live/work opportunity
- Fenced and gated yard space
- +/- 1,000 SF renovated office
- Six (6) drive-in doors + garage
- I-1 zoning, Adams County

OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	6,161 SF
Lot Size:	.91 Acres
Year Built:	1943, 1946, 2001
Property Taxes:	\$14,042

LOCATION MAP

5215-5253 E 77TH AVE



SITE PLAN

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FLOOR PLAN

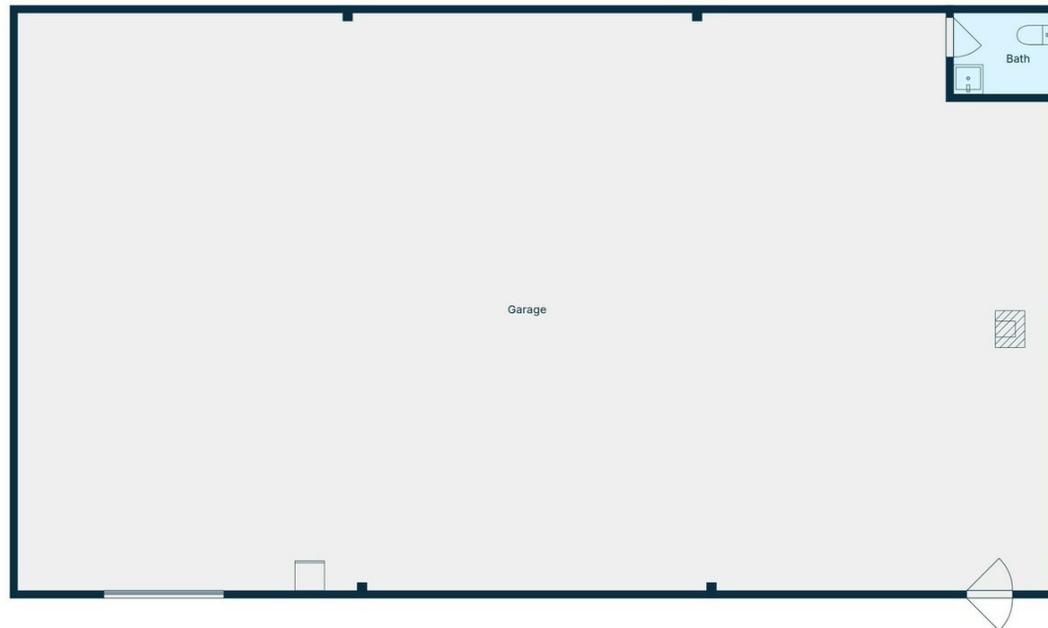
5215-5253 E 77TH AVE



1st Floor



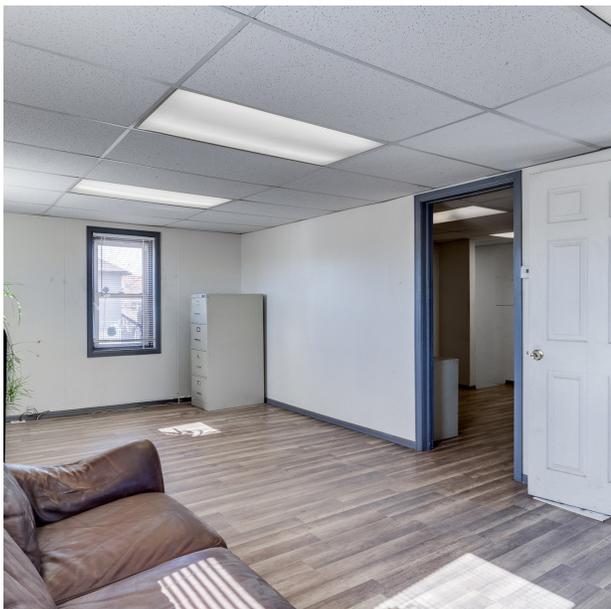
3rd Floor



2nd Floor

PROPERTY PHOTOS

5215-5253 E 77TH AVE



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PROPERTIES

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