



FOR SALE

5,300 SF Warehouse Building W/ Storage Yard

5157-5159 Emerson St | Denver, CO 80216



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



5157-5159 EMERSON ST

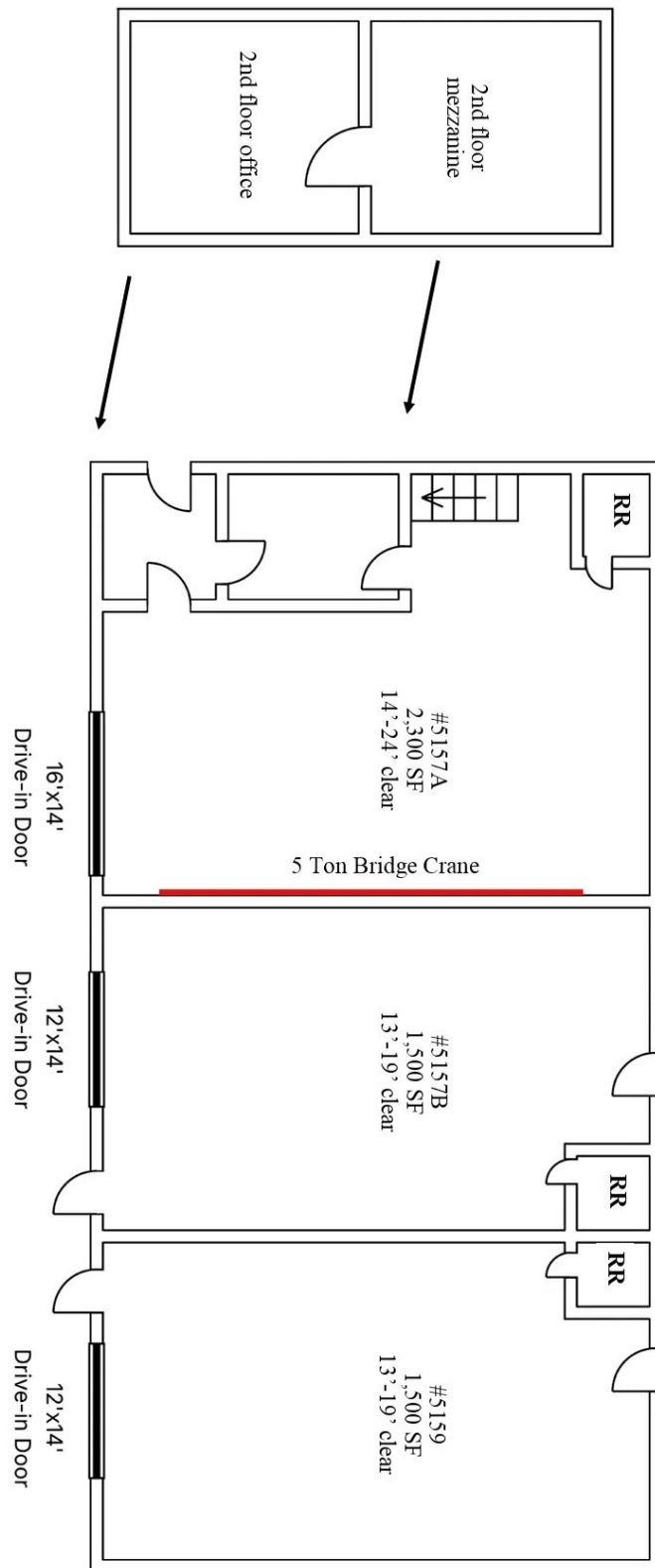
OFFERING SUMMARY

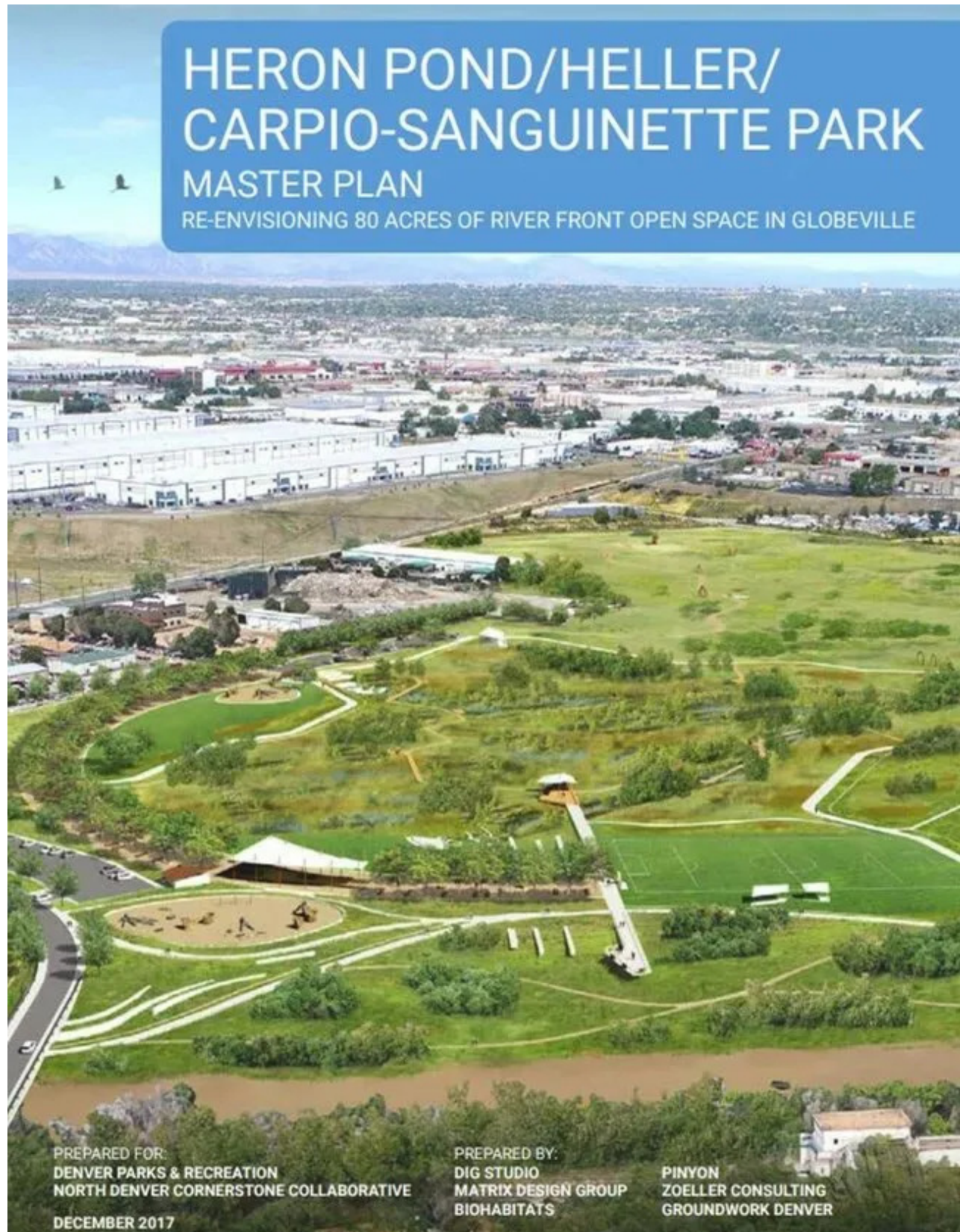
Sale Price:	\$1,375,000
Lot Size:	18,775 SF
Building Size:	5,300 SF
Year Built:	1991
Property Taxes:	\$26,251 per year
Power:	3 Phase 800 Amp
Zoning:	I-A

PROPERTY HIGHLIGHTS

- Directly adjacent to and faces the new Heron Pond/Heller/Carpio-Sanguinette Park
- Close proximity to the National Western Center development via the new 51st Avenue bridge.
- Currently demised into three units (2,300 SF and two 1,500 SF units)
- Zoned I-A industrial in Denver
- Large 18,775 fenced site with outdoor storage
- Great owner/user or owner/user with income potential opportunity
- Three large oversized drive in doors, two 12'x14' and one 16'x14'
- 13'-24' clear warehouse area and a 5 ton bridge crane
- Great central location with convenient access from I-25 or I-70
- Located within the Denver Enterprise Zone

5,300 SF WAREHOUSE BUILDING W/ STORAGE YARD





D.1 MASTER PLAN

With strong community input the team has developed this final master plan for the 80-acre park. This plan unifies the entire park with safe, accessible circulation, improved water quality, enhanced native vegetation, inviting community use areas, adequate lighting, clear signage and wayfinding, education opportunities, habitat creation and recreation opportunities.



LEGEND - PARK MASTER PLAN

- ① DEVELOPMENT PARCEL
- ② FUTURE BUILT COMMUNITY USE
- ③ PARKING
- ④ PLAYGROUND
- ⑤ RIVER OVERLOOK
- ⑥ PICNIC AREA
- ⑦ RESTROOMS
- ⑧ PAVILION
- ⑨ ALAMEDA
- ⑩ AMPHITHEATER
- ⑪ ATHLETIC FIELD
- ⑫ WATER QUALITY OVERLOOK
- ⑬ OBSERVATION PLATFORMS
- ⑭ BIRD BLIND
- ⑮ NATURE OVERLOOK

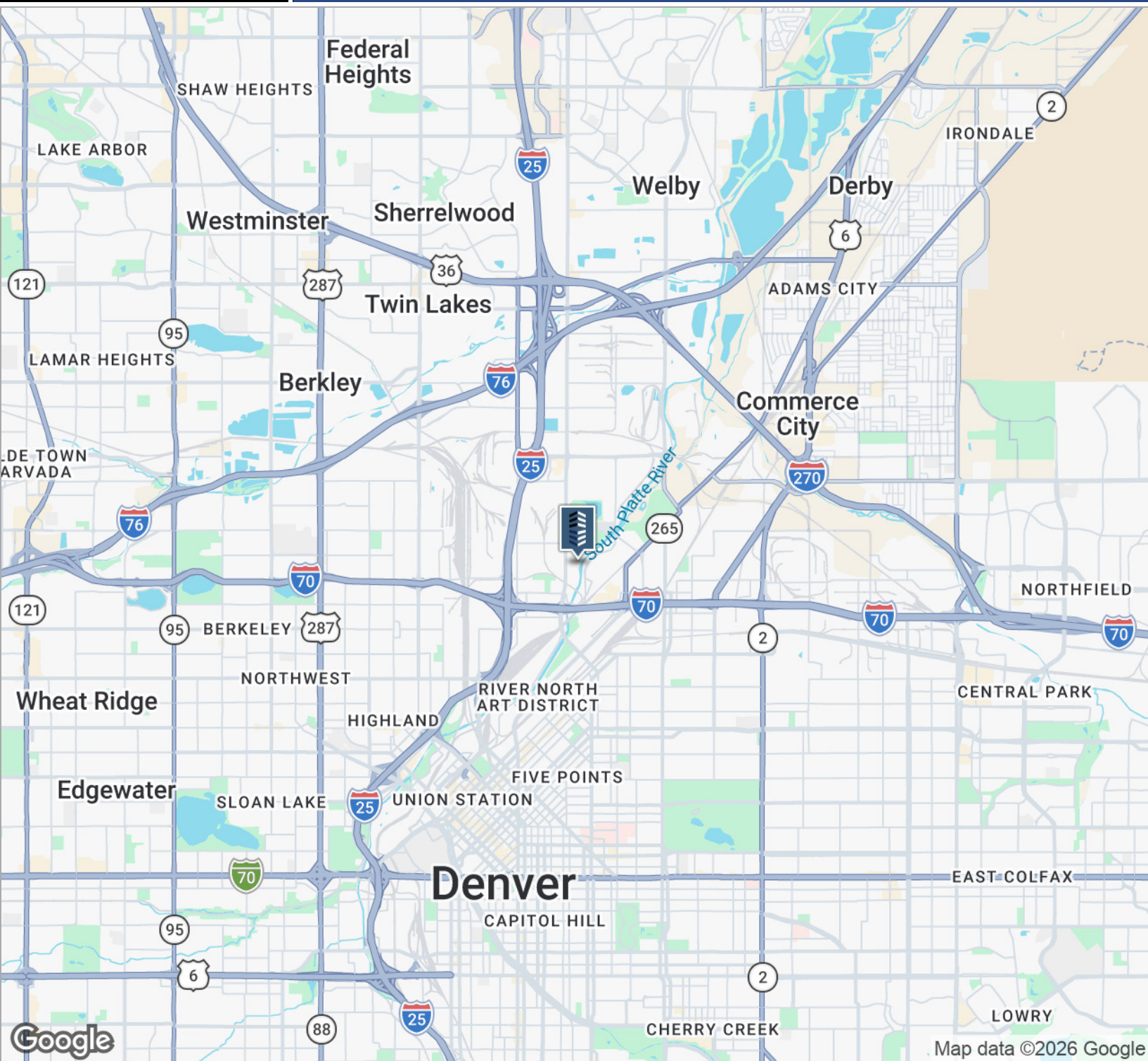
46 HERON POND/HELLER/CARPIO-SANGUINETTE PARK MASTER PLAN

"The plan reveals the value of the natural environment, provides recreational opportunities and a rich cultural resource for the Globeville neighborhood and Denver."



47 FINAL MASTER PLAN
HERON POND/HELLER/CARPIO-SANGUINETTE PARK MASTER PLAN

5,300 SF WAREHOUSE BUILDING W/ STORAGE YARD



CONTACT:

BRAD GILPIN
 SENIOR VICE PRESIDENT
 303.512.1196
 bgilpin@uniqueprop.com

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.