

# Building for Sale

10645 E. 47th Avenue,  
Denver, CO 80239



## PROPERTY DESCRIPTION

10645 E. 47<sup>th</sup> Avenue is a free-standing industrial building sitting on .58-acres (25,100 SF) located in Denver's Montbello Industrial Park. The property is well located and in close proximity to Interstate 70, DIA and downtown Denver. The office area on both the first and second floors of the building are heated and cooled and the warehouse space has two individual heating units. There are two sets of men's and women's bathrooms on the first floor of the building and the second floor has bathroom and shower facilities. The building recently had fiber optic cable brought in from the street and there are 16 parking stalls.

## BUILDING SUMMARY

<b>SALE PRICE</b>	\$2,930,000
<b>BUILDING SIZE</b>	13,631 SF
<b>LOT SIZE</b>	25,100 SF
<b>OFFICE SF</b>	+/- 3,103 SF
<b>DRIVE IN DOORS</b>	1
<b>DOCK HIGH DOOR</b>	1
<b>POWER</b>	3 Phase, 350 a/240v (per Costar, to be verified)
<b>CLEAR HEIGHT</b>	18 Feet
<b>YOC</b>	1968
<b>CONSTRUCTION TYPE</b>	Masonry
<b>ZONING</b>	I-B
<b>TAXES, 2022</b>	\$32,776



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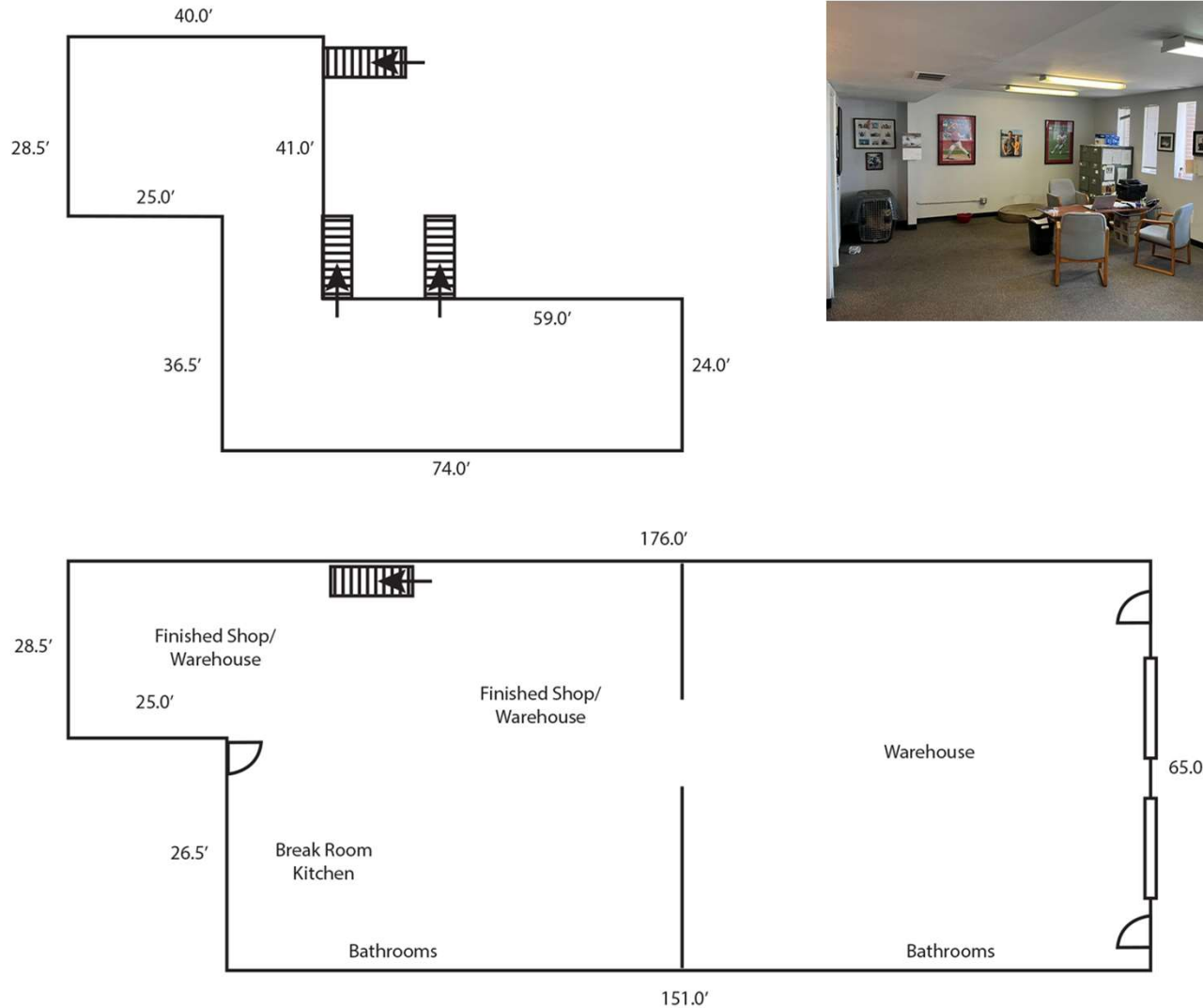
303.249.3730

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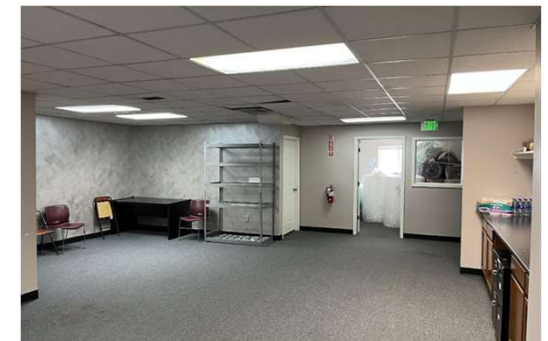
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## FLOOR PLAN



## PROPERTY PHOTOS



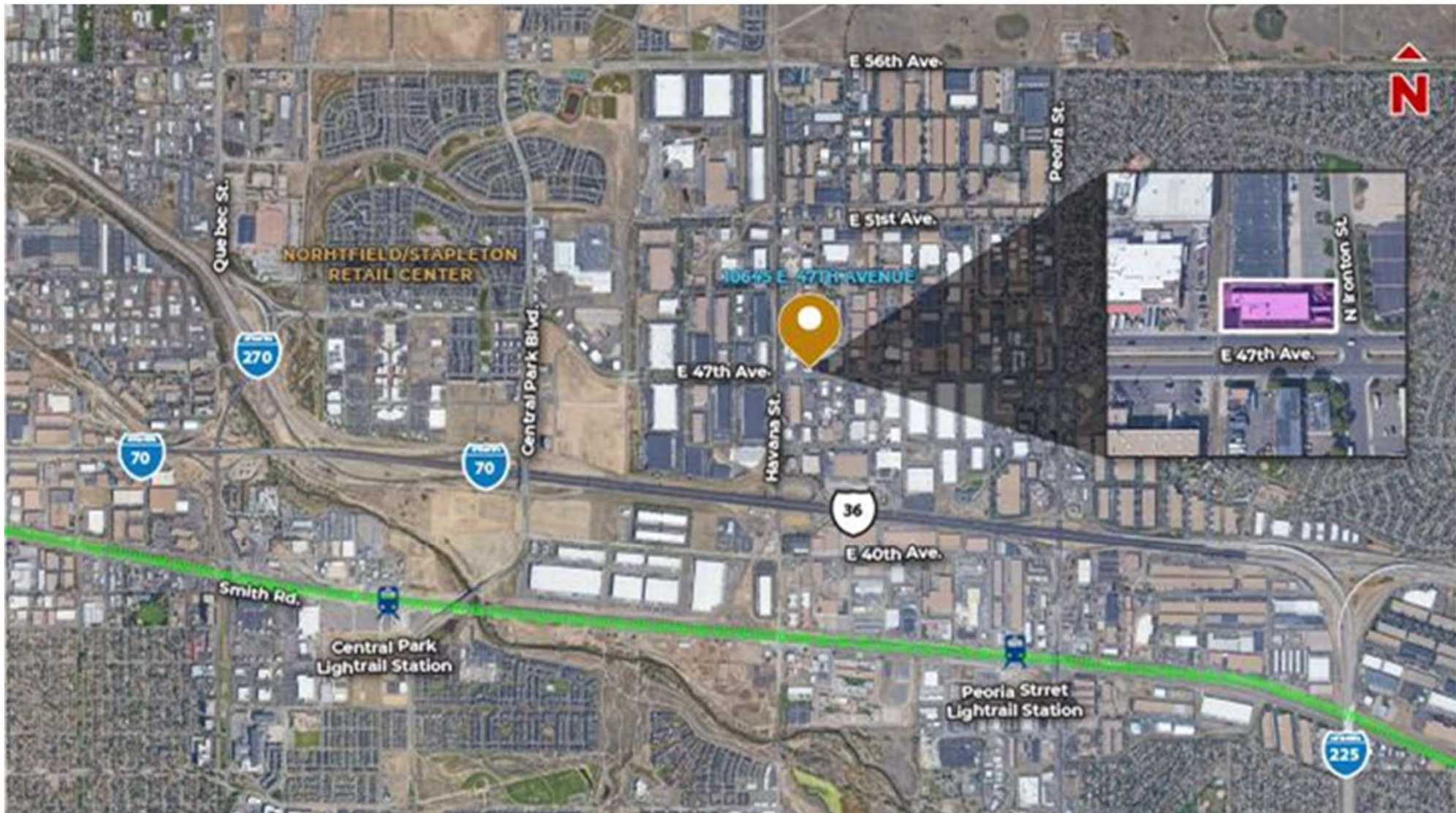
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## LOCATION AERIAL



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