



FOR SALE

Industrial Showroom

1847 W 52nd Ave | Denver, CO 80221



CONTACT:

TIM FINHOLM

EXECUTIVE VICE
PRESIDENT

303.512.1161

tfinholm@uniqueprop.com

SAM LEGER

EXECUTIVE VICE
PRESIDENT

303.512.1159

sleger@uniqueprop.com

KYLE VANCAMP

BROKER ASSOCIATE

303.512.2725

kvincamp@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Sale Price:	\$1,395,000
Lot Size:	0.45 Acres
Building Size:	12,522 SF
Year Built:	1945
Zoning:	C-4

PROPERTY OVERVIEW

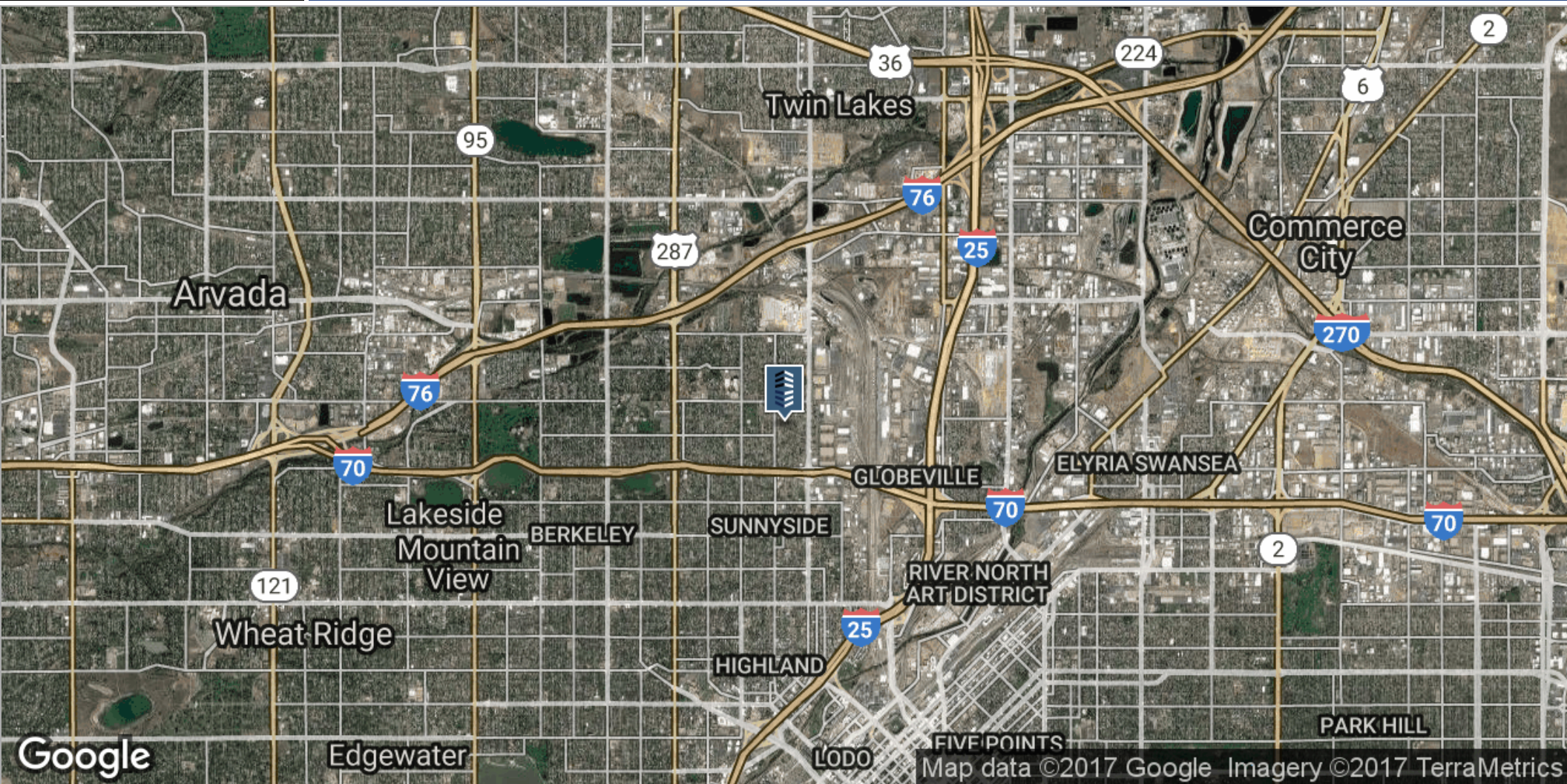
Located just minutes from I-25, I-70, and I-76, this former furniture store property has 3 separate storefronts and great signage.

This property would be ideal for an Industrial Showroom and has flexible layouts for either single or multiple tenants. The building's location and ample parking is ideal to cater to the growing population of this expanding neighborhood.

PROPERTY HIGHLIGHTS

- 3 Separate Retail Spaces
- 3 Roll-Up Doors
- 14' Clear Ceiling Heights
- Prominent Signage
- Recently Updated Power
- 10 Year Warranty on Roof





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