

For Sale

**0.34 ACRE**

**Prime Industrial User /  
Developer Opportunity**



## 6430 East 39th Avenue

Denver, Colorado 80207

### Property Overview

- Located at the SWC of E 39th Ave & Monaco Pkwy
- 15,000± SF property (.34± acres) with fenced outdoor storage and an existing 2,500± SF brick office building
- Prime industrial area only one block from Smith Road and less than one mile from Quebec & I-70 interchange
- Flexible I-MX-3 zoning allows for various light industrial uses and no setback requirements
- Great site for development or small industrial user needing fenced yard & parking
- Property is eligible for incentives and tax benefits through Colorado Enterprise Zone program

**Sale Price: \$675,000**

### Property Facts

Building Size:	1,788 SF
Lot Size:	0.34 AC (15,001 SF)
Power:	3-Phase
Zoning:	I-MX-3
Taxes (2018):	\$5,634

### For more information:

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### Demographics

	1 Mile	3 Mile	5 Mile
Population	9,751	125,986	370,972
Households	3,471	47,035	158,868
Average Household Income	\$75,753	\$104,062	\$95,426

\*Source: SitesUSA

### Traffic Counts

	Vehicles/Day
Monaco Pkwy & E 39th Ave	6,212
Sandown Rd & Monaco St	9,199

\*Source: SitesUSA



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