



INDUSTRIAL FUEL DEPOT FOR SALE/LEASE

899 Decatur Street

Denver, CO 80204

Property Features

- Functioning fuel depot.
- Tanks in temporary shutdown with the State of Colorado.
- NFA letter on file with the State of Colorado.

Property Overview

City:	Denver
County:	Denver
Zoning:	I-A
Bldg SF:	1,913
Site SF:	15,625
YOC:	1959
Power:	200A/115-220V/1P*
Construction:	Masonry
Ceiling Height:	11'
Parking:	Ample
Pumps:	8
Yard:	Yes, Fenced
Loading:	1– 10' x 10' Drive-in Door
Taxes:	\$4,567.48 (\$2.39/SF) <small>*to be verified</small>



Mark Goodman & Paul Schneider

Sale Information

- \$265,000 (\$138.53/SF)

Lease Information

- \$2,000/Month Modified Gross

Mark Goodman

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Paul Schneider

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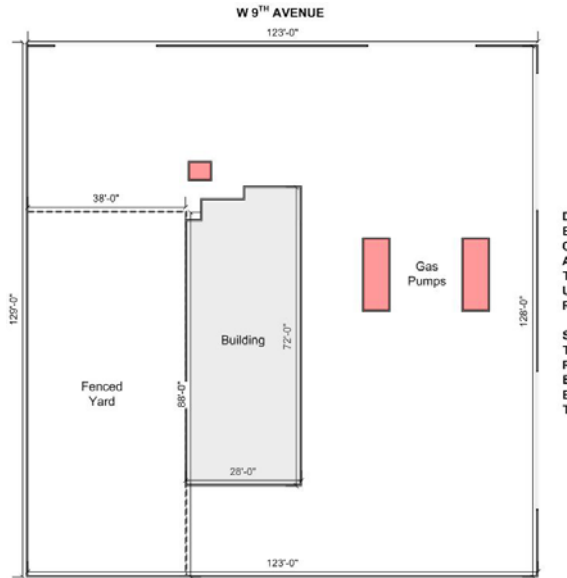
PH: 303.962.9555 | www.PinnacleREA.com



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Site Plan



Aerial View



Mark Goodman & Paul Schneider
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PINNACLE
REAL ESTATE ADVISORS

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Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe duties to the seller, which include utmost good faith. We negotiate on behalf of and act as advocate for the seller. Please do not tell us any information that you do not want shared with the seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.