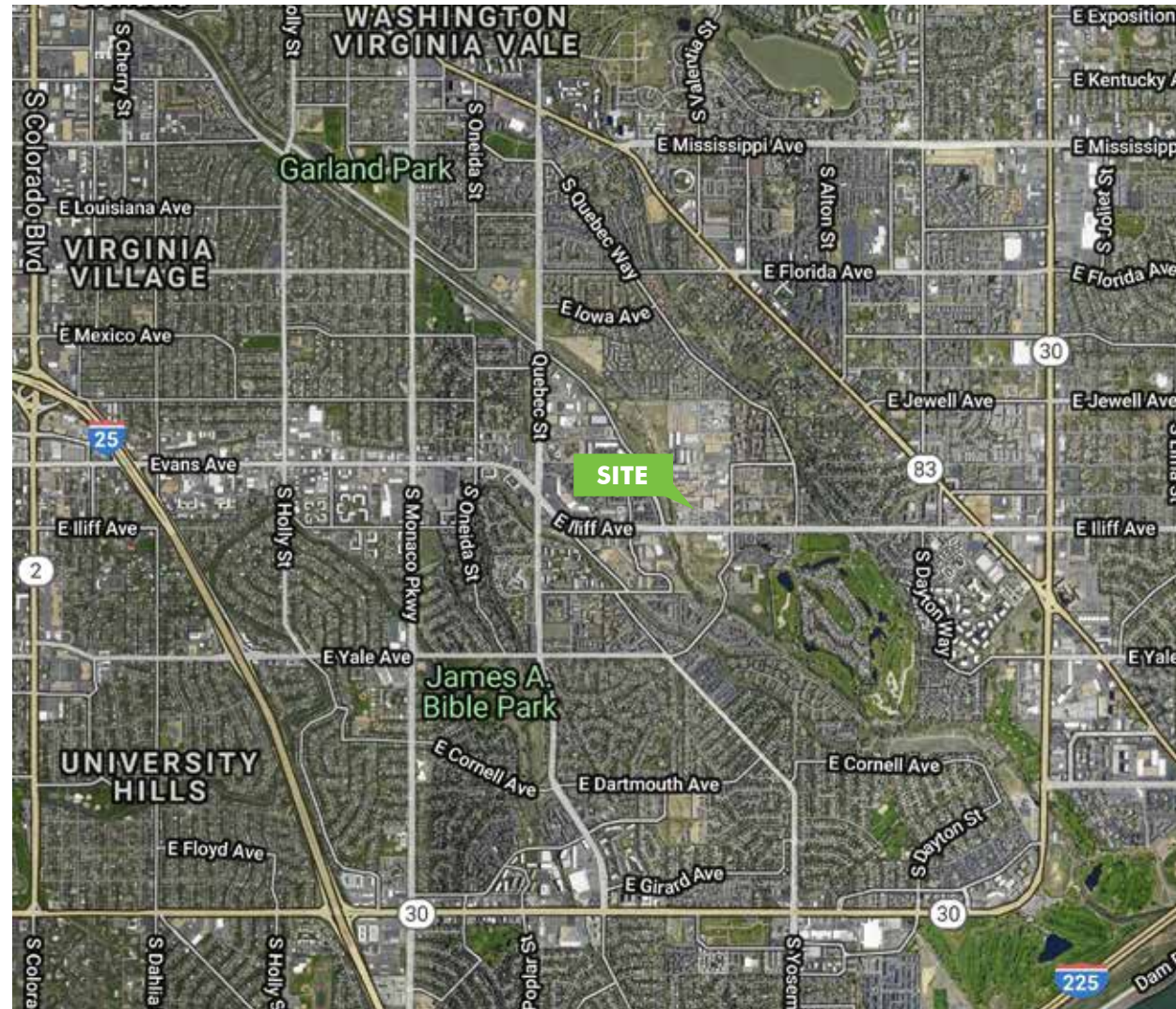


FOR LEASE OR SALE
INFILL SITE

2155 & 2201
SOUTH VALENTIA ST.
Denver, CO



SITE DETAIL



PAUL KLUCK, SIOR
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FOR LEASE OR SALE

INFILL OPPORTUNITY

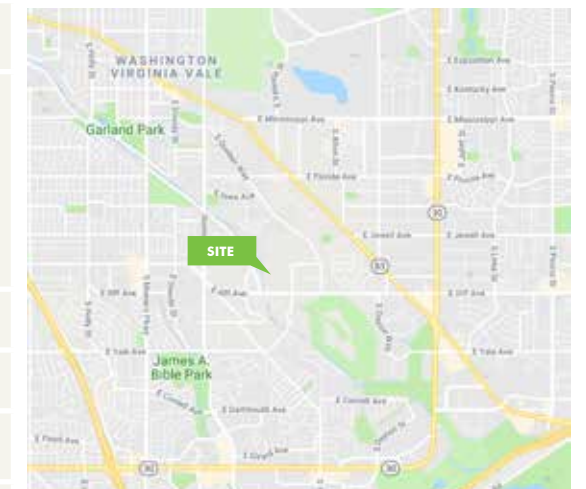
2155 AND 2201
SOUTH VALENTIA STREET
Denver, CO

PRICE REDUCED



PROPERTY FEATURES

BUILDING SF:	7,900 SF of improved buildings 10,650 SF of shed/outbuildings
REDUCED SALE PRICE:	\$5,500,000 full project \$8,000,000 full project
	\$3,812,785.00: 2155 S. Valentia St. \$5,546,879.40: 2155 S. Valentia St. \$1,686,577.00: 2201 S. Valentia St. \$2,453,120.60: 2201 S. Valentia St.
LEASE RATE:	\$35,000.00/month NNN
LOADING:	Drive-in doors
SITE SIZE:	4.77 acres: 2155 S. Valentia St. 2.11 acres: 2201 S. Valentia St.
TAXES (2018):	\$24,611.67: 2155 S. Valentia St. \$9,652.15: 2201 S. Valentia St.
ZONING:	I-1, Unincorporated Arapahoe County
FEATURES:	<ul style="list-style-type: none"> Fenced yard Zoning includes outside storage Infill location Access to Jewell Avenue Three freestanding buildings and six outbuildings

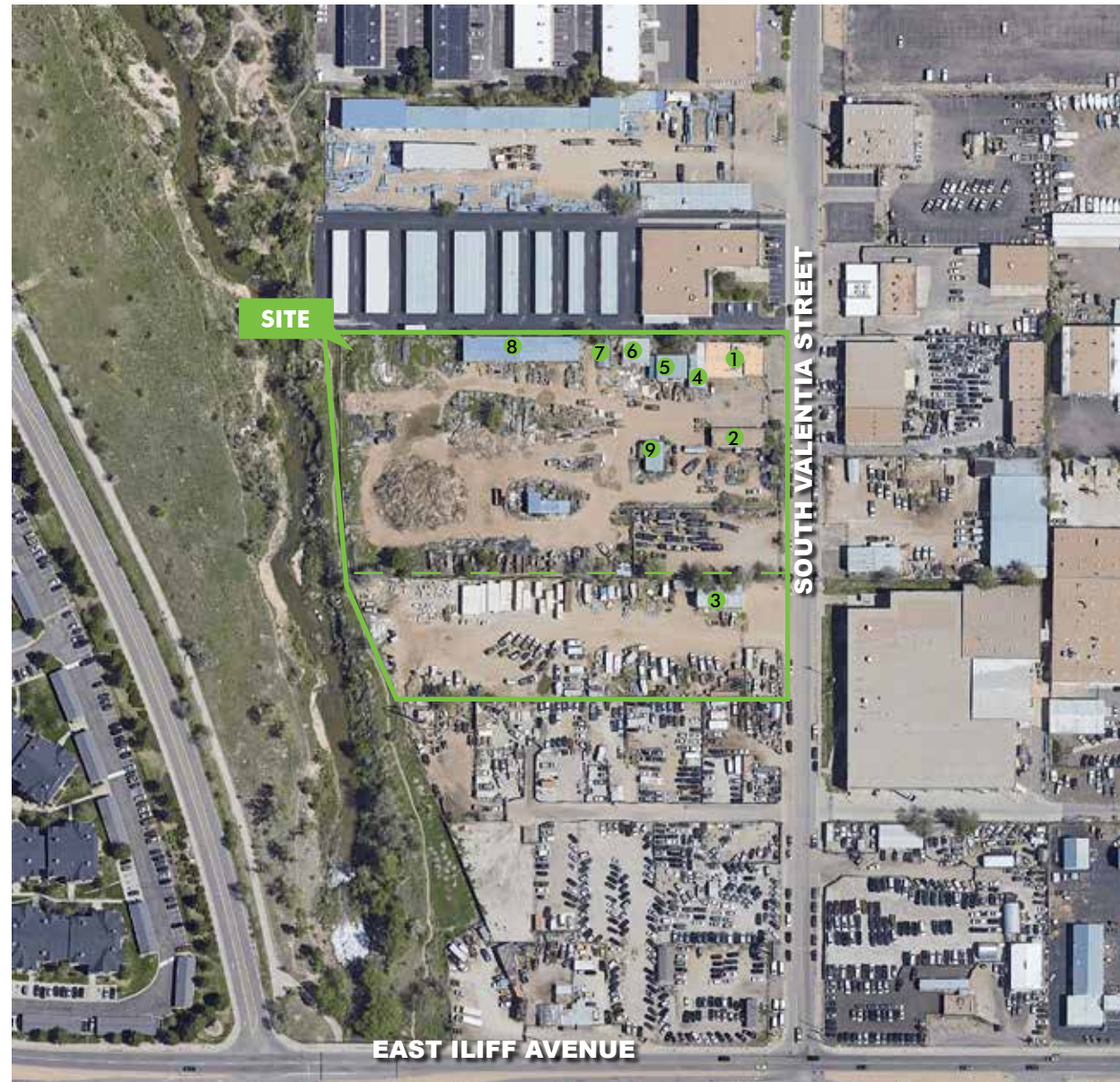


FOR LEASE OR SALE
FREESTANDING BUILDINGS

2155 & 2201 SOUTH VALENTIA STREET
 Denver, Colorado



SITE DETAIL



BUILDING OFFICE, SHOPS AND SHEDS

BUILDING	SF	TYPE
1	3,800 SF	Office
2	2,100 SF	Shop
3	2,000 SF	Shop
4	1,200 SF	Shed
5	1,300 SF	Shed
6	1,500 SF	Shed
7	650 SF	Shed
8	4,800 SF	Shed
9	1,200 SF	Shed
TOTAL IMPROVED BUILDINGS: 7,900 SF		
TOTAL SHED/OUTBUILDINGS: 10,650 SF		



BUILDING PHOTOS

