

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

ENGLEWOOD BLDG FOR SALE

2061-2095 W. Hampden Ave., Englewood, CO



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Building:	17,121± SF	FOR SALE:	\$2,225,000
Lot:	.415 Acres	YOC:	1977 - renovated 2012
Available:	10,837± SF	Zoning:	BUS-LI (City of Sheridan)
Parking:	17 with additional undesignated	Taxes:	\$34,495.15 (2019)
Roof:	TPO, New 11-2012	Elevator	One (1)

Highly visible freestanding building located just off US Hwy 285 and S. Brady Ct, in Englewood, CO. Seller will leaseback 6,284 SF long-term at market rates. The remaining 10,837 SF of vacant space is ideal for an owner/user or additional investment income. This property is zoned Business/Light Industrial (BUS – LI) in the City of Sheridan, allowing a wide variety of permitted retail, industrial and office uses. The property offers three drive-in doors, monument signage and is visible to 69,832 vehicles per day (CoStar 2017) and is located in an opportunity zone.

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2095 W. Hampden Ave. - 6,284 SF

Owner Occupied
Pro Flooring - 30+ Years
400 amp, 3 phase, 120v/240v
150 amp, single phase, 120v/240v
100 amp, single phase, 120v/240v
One Drive-In Door

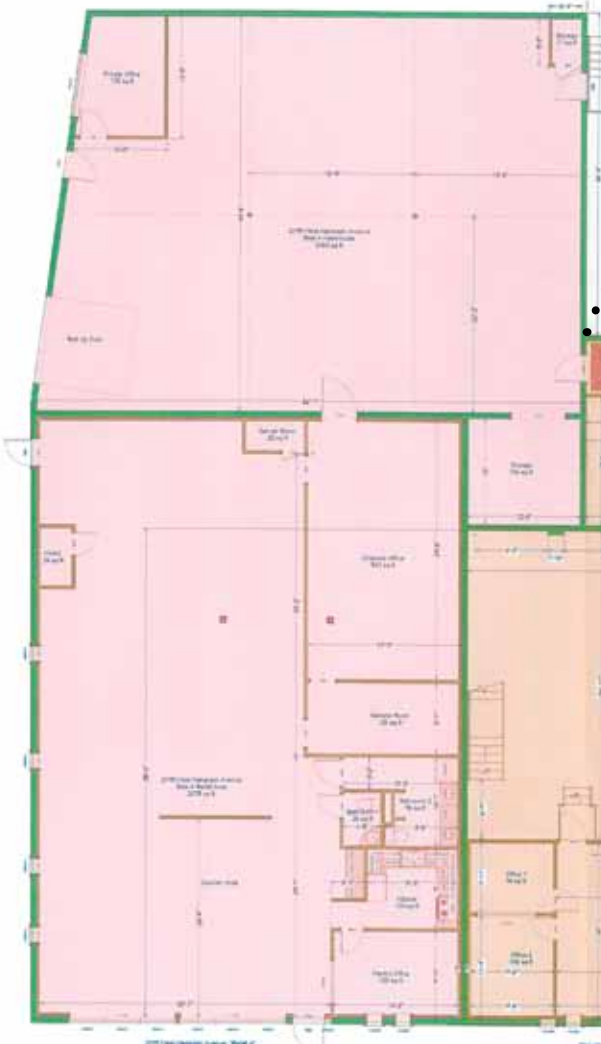
2061 W. Hampden Ave. - 10,837 SF

Vacant
200 amp, single phase, 120v/240v
Two Drive-In Doors

2nd Floor
Vacant



2095 W. Hampden Ave.
West Side - 1st Floor



2061 W. Hampden Ave.
East Side - 1st Floor - Vacant

