

**WAREHOUSE FOR SALE | \$709,999**

## EXCELLENT OWNER/OCCUPIER WAREHOUSE BUILDING FOR SALE

### Available:

Building Size: 5,522 SF

- Office: 3,678 SF (2-Story)
- Warehouse: 1,844 SF

Lot Size: 13,001 SF

### Property Highlights:

- 2016 Taxes: \$11,486
- YOC: 1963
- Zoning: I-A
- City/County: Denver
- Loading: Two (2) 9x10 dock-hi doors
- Parking: Approx. 17 on-site spaces and street parking

### Property Highlights

- Centrally located, just minutes from downtown
- Easy access to I-25 N/S, 6th Avenue, and S. Santa Fe Drive via 8th Avenue
- Good visibility from I-25 & 8th Avenue
- Small fenced yard possible
- Ideally suited for a small contractor or service company
- 15 offices with built-in workstations and bookshelves
- Six offices easily convertible back to warehouse space

Partnership. Performance.

For more information, please contact:

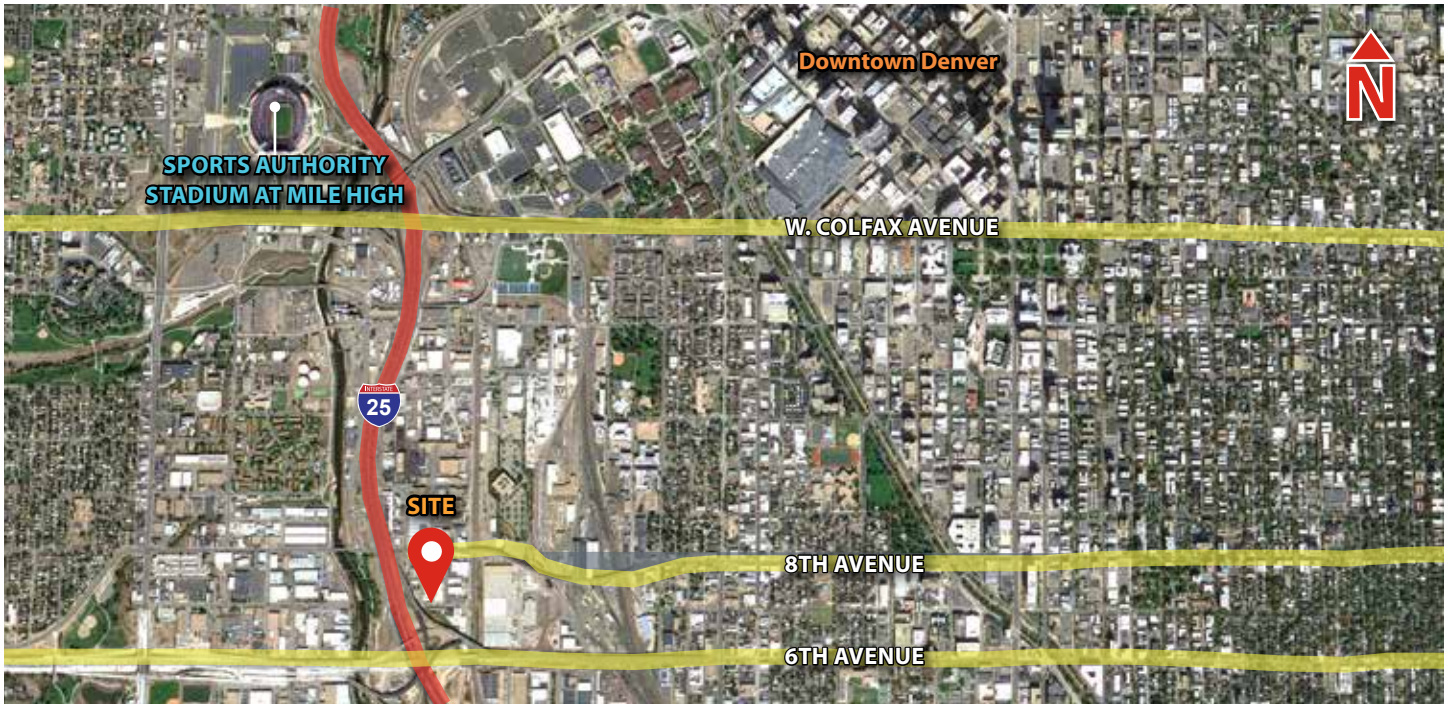
**Dawn McCombs**, Senior Vice President  
720.508.8110  
dawn.mccombs@avisonyoung.com

**Thomas Bannigan**, Associate  
303.390.0954  
thomas.bannigan@avisonyoung.com



# 2120 | W. 7TH AVENUE DENVER, CO

## Location Aerial



[avisonyoung.com](http://avisonyoung.com) 1801 California Street | Suite 3750 | Denver, CO 80202

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.  
© 2017 Avison Young - Northern California, LTD. All rights reserved.