



TURNKEY DISPENSARY & GROW FOR SALE

10,794 SF Office Warehouse On Large 25,300 SF Lot

4695 Kingston St | Denver, CO 80239

Just Reduced: \$2,250,000

Now \$1,795,000



**Fully Furnished Turnkey For Another Dispensary
& Grow. Or Can Be General Ofc/Whs Use As Well**

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LARGE .6 ACRE LOT HEAVY I-B ZONING



OFFERING SUMMARY

Sale Price:	\$1,795,000
Lot Size:	0.58 Acres
Building Size:	10,794 SF
Grade Level Doors:	2
Ceiling Height:	14.0 FT
Power:	1600 Amp 3PH
Year Built:	1985
Renovated:	2015
Zoning:	I-B
City/County	Denver/Denver
Taxes:	\$27,891 (2019)
Parking:	Abundant

PROPERTY HIGHLIGHTS

- Excellent NE Denver location just off Havana & 47th Ave
- Permissive I-B heavy industrial zoning
- Turn Key opportunity for another Dispensary and grow operation
- All equipment goes with sale
- Sits on a large corner 25,300 SF Lot
- Licenses are not included in sale



MARKET OVERVIEW

Extremely well located in one of Denver's premier industrial parks. Building was a formerly a contractor's headquarters, most recently used for the cannabis industry. Minutes to downtown Denver as well as Denver Intl Airport, the property is located right off I-70 & Havana. The northeast industrial market is one of the most popular and tightest sub markets in the metro area. The permissive heavy industrial zoning allows most any use. This offering is ideal for another cannabis use (dispensary and/or grow) and is ideal for a general office warehouse use as well.



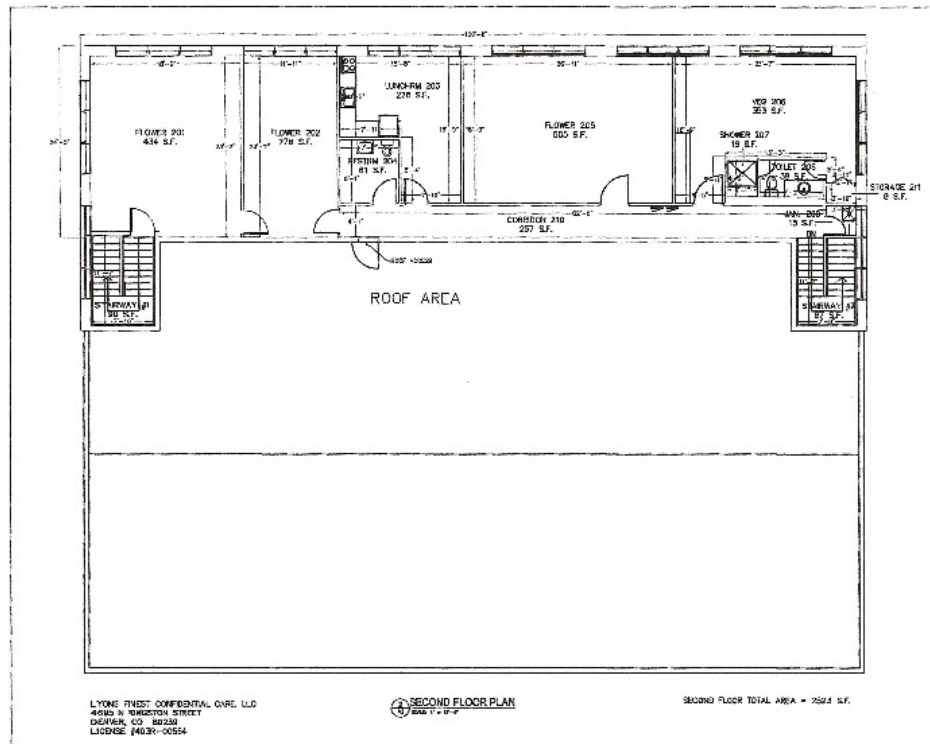
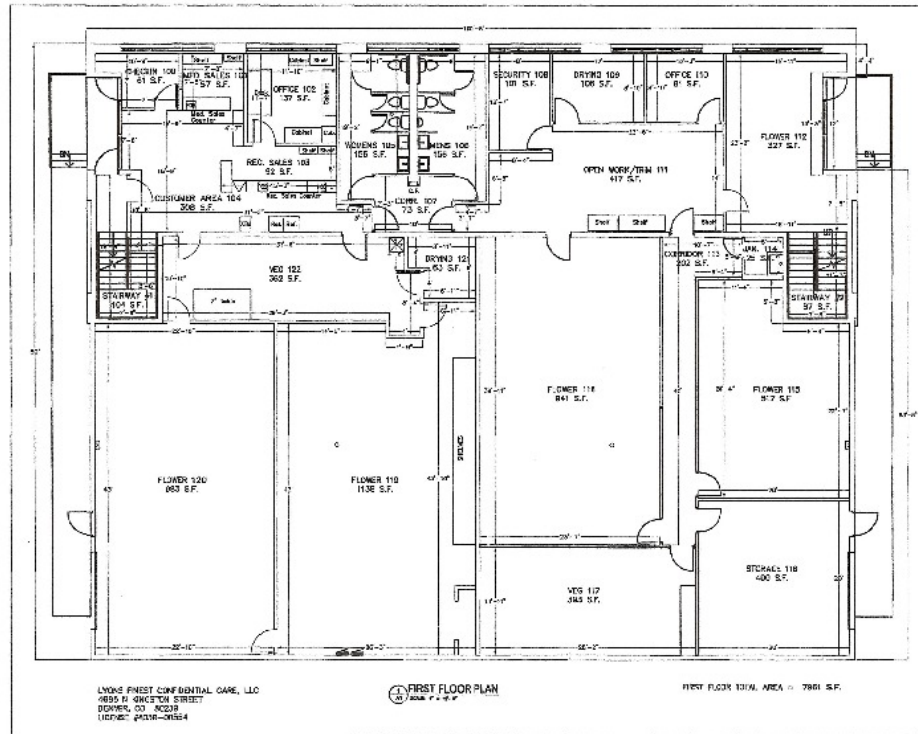
Included in Offering

All equipment and furniture and electronics and fixtures are included with the sale:

- ATM machines
- State of the art security system/surveillance cameras
- All lighting and growing equipment
- Extensive new HVAC and mechanical units
- Display cases and storage containers.

Literally everything a cannabis operation needs both for the cultivation and retail side of the business, except the licenses.

Call Greg for a showing





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