

2240

S. BROADWAY
DENVER, CO 80210

\$1,995,000
SALE PRICE

\$13/PSF (NNN)
LEASE RATE



**OWNER USER INVESTMENT
OPPORTUNITY**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,995,000
Lease Rate:	\$13/SF NNN
Building Size:	7,934 SF
Lot Size:	7,812 SF
Year Built:	1966
Renovated:	2001
Drive-In Doors	2
Zoning:	U-MS-3
Price / SF:	\$251.45
Taxes:	\$23,753 (2022)

PROPERTY OVERVIEW

2240 S Broadway is a 7,934 SF industrial/flex building located on the dense South Broadway corridor near the Platt Park Neighborhood. The property offers owner/users and investors the opportunity to take advantage of its great location and long-term investment potential. The building is well-suited and move-in ready for an industrial user who desires retail frontage and high visibility with large warehouse and storage capabilities.

PROPERTY HIGHLIGHTS

- Highly sought after Broadway frontage
- Heavy electrical
- 40% Office / 60% Warehouse
- 12 foot and 8 foot drive-in doors
- Sound proofing between office and warehouse
- Radiant heat in office portion
- New TPO roof
- 60%+ warehouse has A/C



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



SECOND FLOOR

