

3800-  
3900

E 48th Ave  
Denver, CO 80216

FOR SALE  
INVESTMENT OR  
OWNER USER W/ INCOME

**PRICE REDUCED!**

57,823 SF ON 2.7 AC LOT - MULTI-TENANT OFFICE WAREHOUSE



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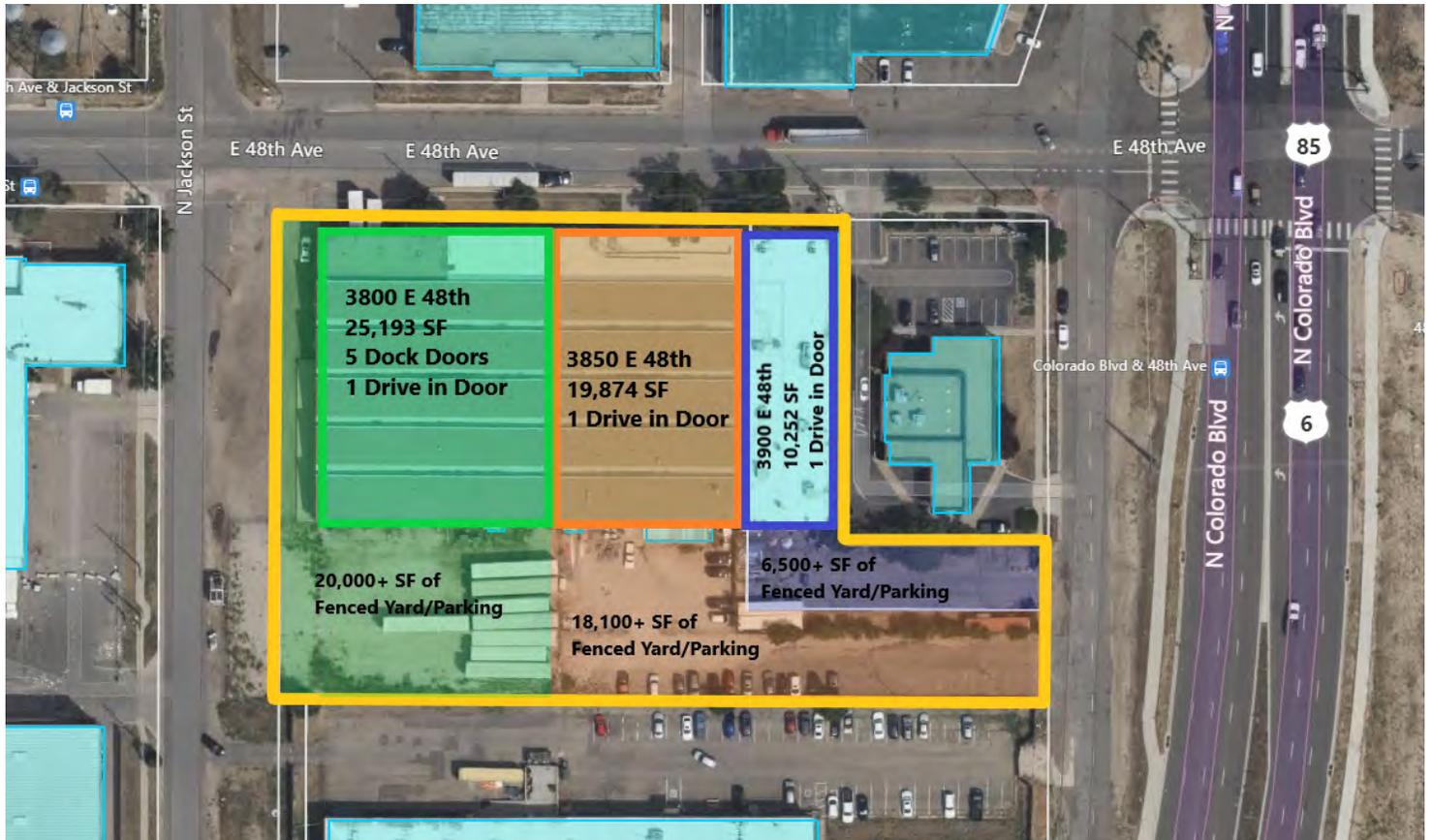
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# OWNER/USER OPPURTUNITY WITH IN PLACE INCOME



## OFFERING SUMMARY

<b>Sale Price:</b>	<del>\$6,450,000</del> <b>\$5,950,000</b>
<b>Price/SF:</b>	<del>\$111.55/SF</del> <b>\$102.90/SF</b>
<b>Building SF:</b>	57,823 SF
<b>Lot Size:</b>	2.72 Acres
<b># of Units:</b>	3
<b>Dock High Doors:</b>	5 Covered Docks
<b>Drive-In Doors:</b>	3, 1 for each unit
<b>Fenced Yard:</b>	1AC+ Total
<b>Power:</b>	Heavy - TBV
<b>Sprinkler:</b>	YES
<b>2023 EUI:</b>	111.1

## PROPERTY OVERVIEW

Well located, right off Colorado Blvd & I-70 with nearly 1.4 acres of total fenced & secured yard area. Outdoor storage & vehicle staging permitted. Permissive I-A zoning, heavy power, trench floor drains, open warehouse area. Ideal for contractors, manufacturing, service companies, and much more. Current Owner/User opportunities include units 3800 & 3900. 3850 is currently occupied by a Marijuana Extraction operation.

**3800 Owner/User Opportunity** - A 25,000 SF endcap space with wide open warehouse, 5 interior dock positions, 1 drive in ramp, large platform dock that is half dock height and ample (~1AC) fenced yard. Office buildout was removed so space has no restrooms or office but all the plumbing is stubbed and warehouse is heated and sprinklered. Blank slate for a new user.

## PROPERTY HIGHLIGHTS

- Well located with easy access to and from I-70 just off of Colorado Blvd
- Ample Fenced yard space for any user or Tenant needing outside storage
- Temperature Controlled, Fire Sprinklered, Floor Drains, Heavy power
- Loading doors for each unit - 3800 includes 5 interior dock positions + Drive in
- Current NOI at 54% Occupancy - ~\$273,241.15

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



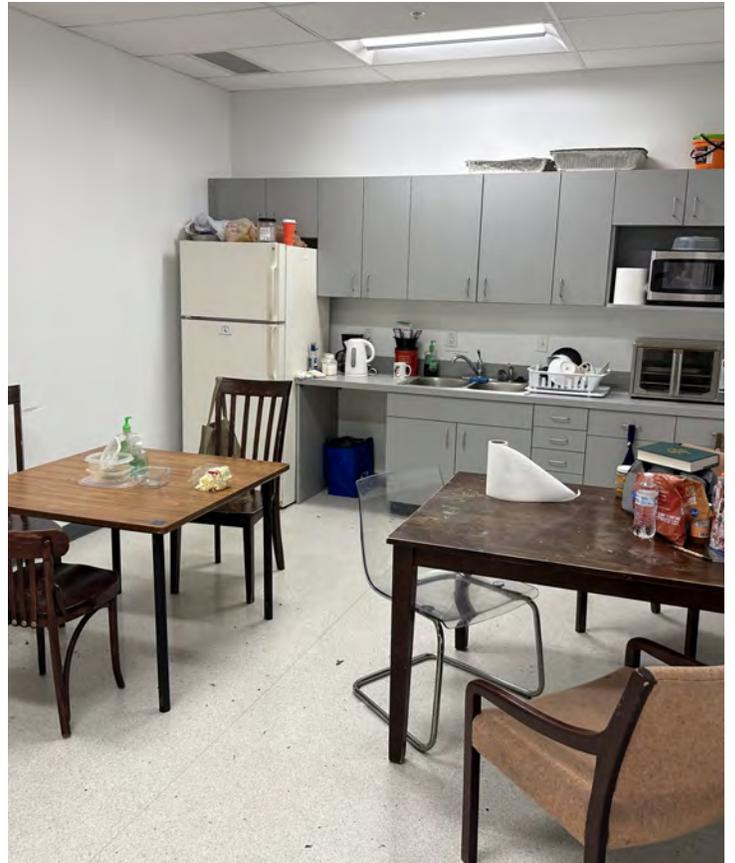
# 3800 E 48TH - 25K SF & 1AC YARD AVAILABLE FOR OWNER USER



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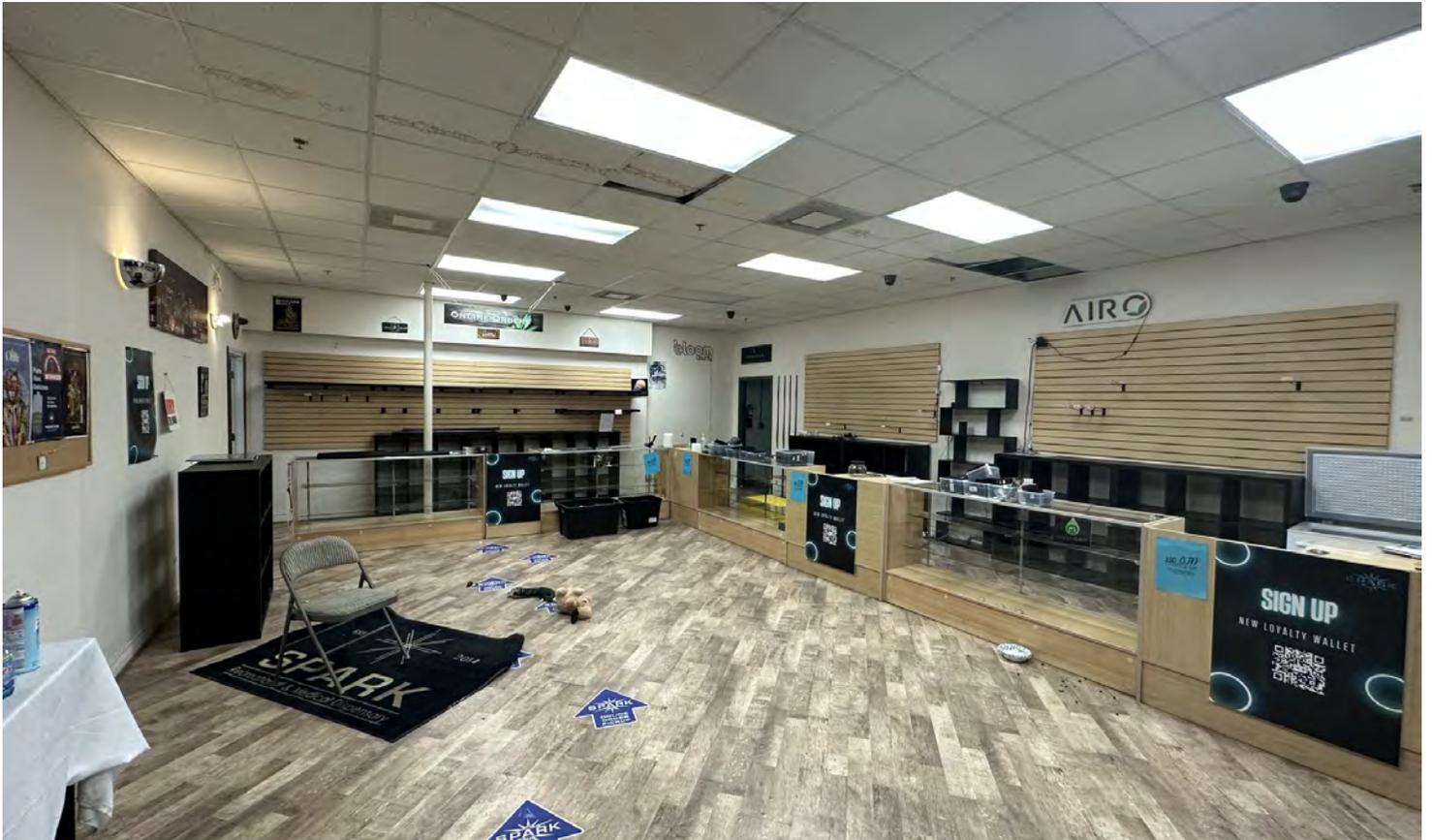


# 3850 E 48TH - 19K SF MIP TENANT IN PLACE



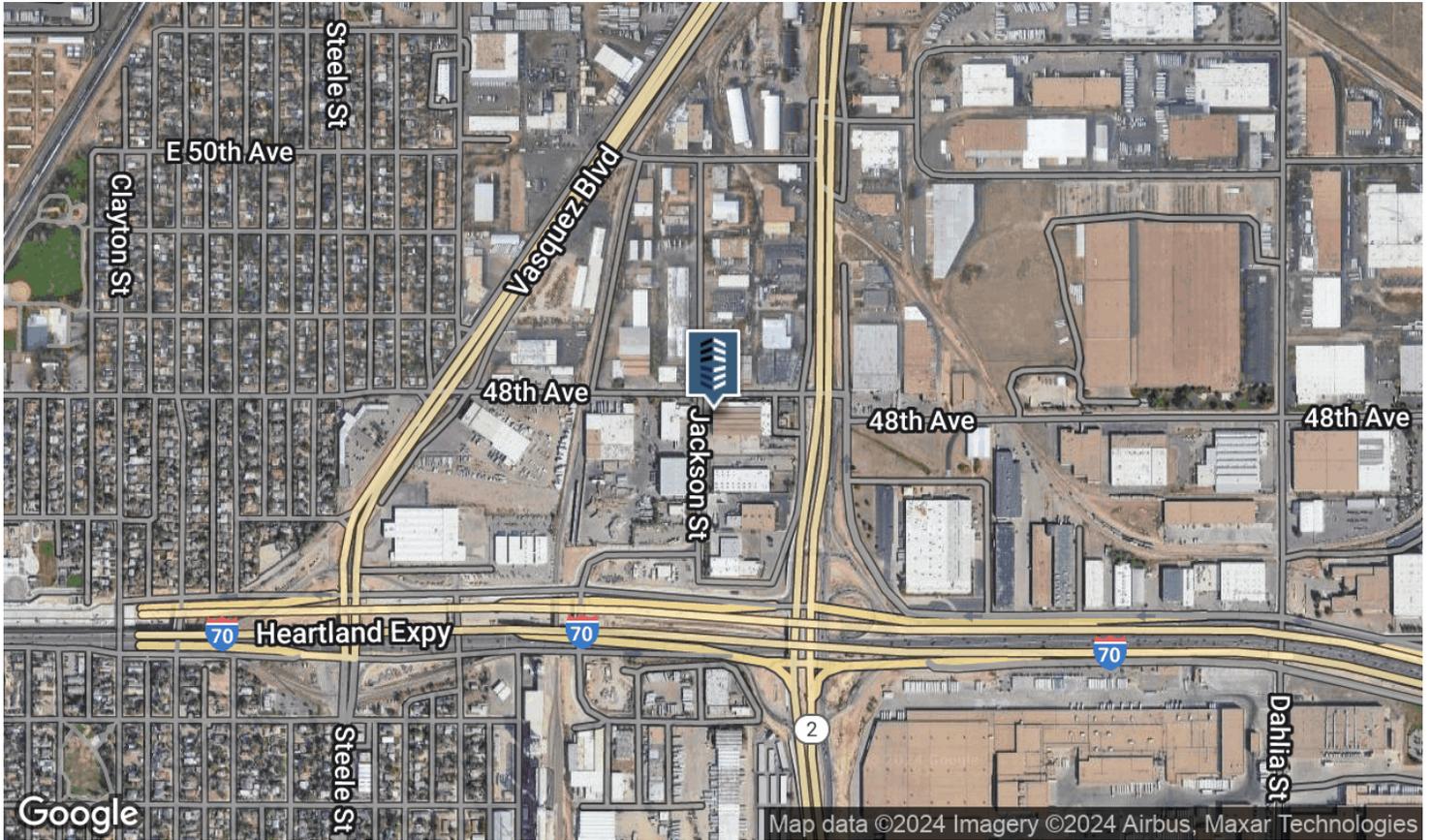
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## 3900 E 48TH - 10K SF & 6,500 SF YARD AVAILABLE FOR OWNER USER



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# HEAVY INDUSTRIAL ZONING WITH YARD SPACE



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