

FOR SALE  
OR LEASE

# 209

## KALAMATH STREET UNIT 7

DENVER, COLORADO 80223



RARE SMALL OFFICE CONDO IN SANTA FE ARTS AREA

### 1,030 SF AVAILABLE

**Gruber**  
COMMERCIAL REAL ESTATE

# 209

**KALAMATH STREET  
UNIT 7** DENVER, COLORADO 80223



**FOR LEASE OR SALE**

SPACE AVAILABLE:  
1,030 SF

SALE PRICE:  
\$510,000.00

LEASE RATE:  
\$2,500/MONTH MG



## PROPERTY HIGHLIGHTS



Private Restroom In Condo



Private Kitchen Area In Condo



Covered Outdoor Patio Area



1 Garage Parking Space



Industrial Loft Feel / Very Tall Ceilings



Air Conditioned



Walking Distance To Several Great Restaurants



Easy Access To I-25 And Downtown Denver



Wide Open Main Floor With Loft And Conference Room Upstairs



Renovated In 2019, With Paint Updates Again In 2020



Tons Of Natural Light



Front And Back Entrance/Exit To Unit

## PROPERTY DETAILS

- I-Mx-3 Zoning / Potential For Live Work
- Parking: One Covered Parking Space, Possibly An Outdoor Reserved Space
- Hoa/Monthly: \$287.71
- Property Tax: (2021) \$5,398.64
- Current Tenant Has Comcast For Internet
- Xcel Energy For Electric And Gas
- Water/Sewer Included In Hoa Or Rent



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For More Information, Contact:

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