

2690 W. BARBERRY PLACE

DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



FOR SALE

CENTRAL ARTIST OR CREATIVE SPACE INDUSTRIAL BUILDING | FOR SALE

BUILDING SIZE: 11,143/SF

PROPERTY HIGHLIGHTS

- Wood interior throughout the building
- Tons of natural light
- 2 story space
- Vary rare type of building not found anymore
- HUB Zone qualified location
- Enterprise Zone qualified location
- Located within an **Opportunity Zone**



SALE PRICE:
\$1,899,000.00

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com

Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

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PROPERTY DETAILS

- **Building size:** 11,143/SF (2 story)
- **Site size:** 9,520/SF
- **Zoning:** I-A
- **City/County:** Denver/Denver
- **YOC:** 1954
- **Taxes:** \$37,995.14 (2023)
- **Loading:** 1 Drive in door (8'X8')
- **Power:** Single phase (Xcel)
- **Gas:** Xcel
- **Water:** Denver
- **Sewer:** Denver



AERIAL VIEW



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