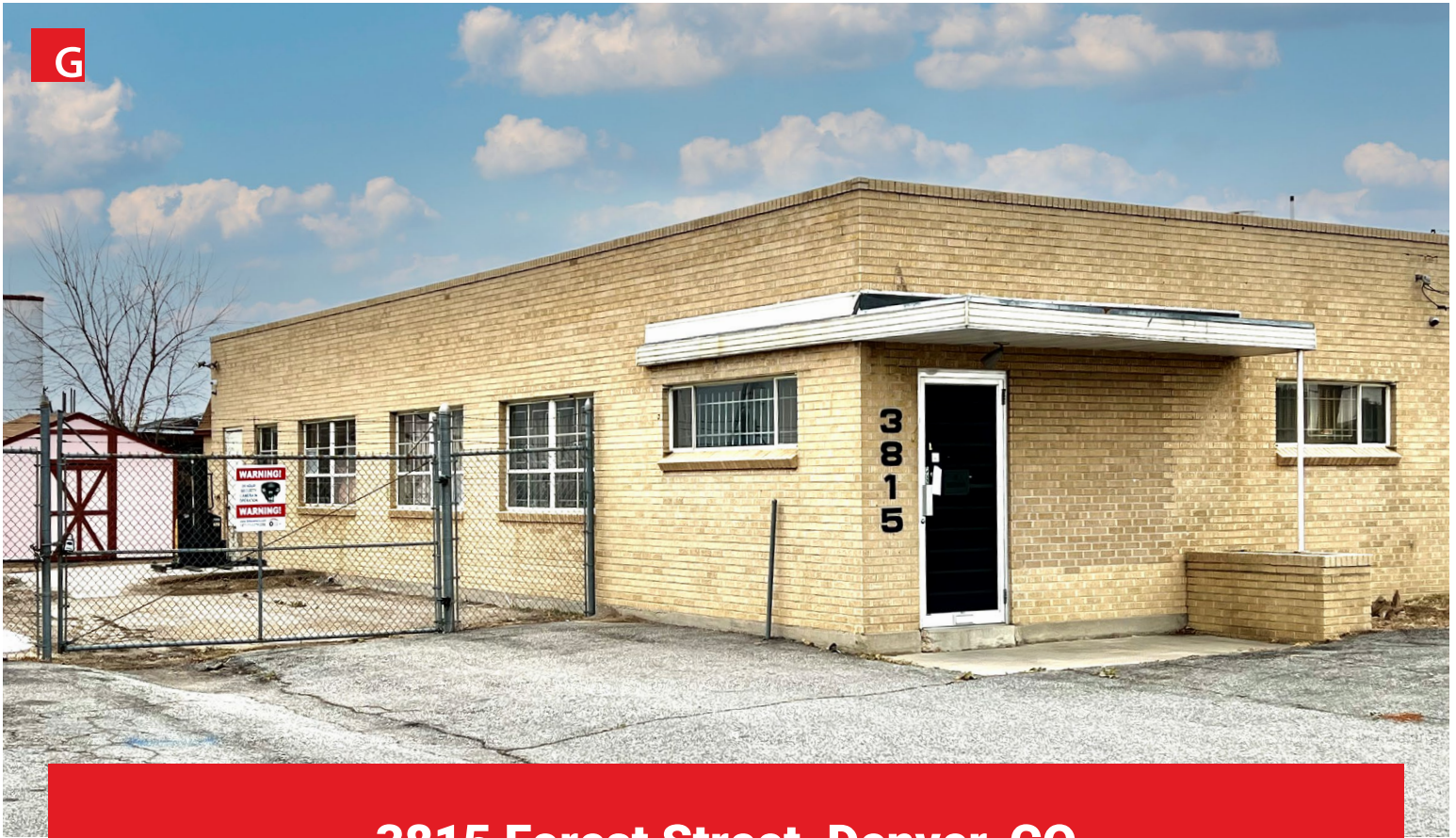


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3815 Forest Street, Denver, CO

Small User Friendly Industrial Building With Yard For Sale

FOR SALE

PROPERTY HIGHLIGHTS

- Fenced yard, mostly paved
- Easy I-70 access
- HUB Zone Qualified Location
- Enterprise Zone
- Located in Parkhill Neighborhood
- **Located within an Opportunity Zone**



BUILDING SIZE:
1,500 SF

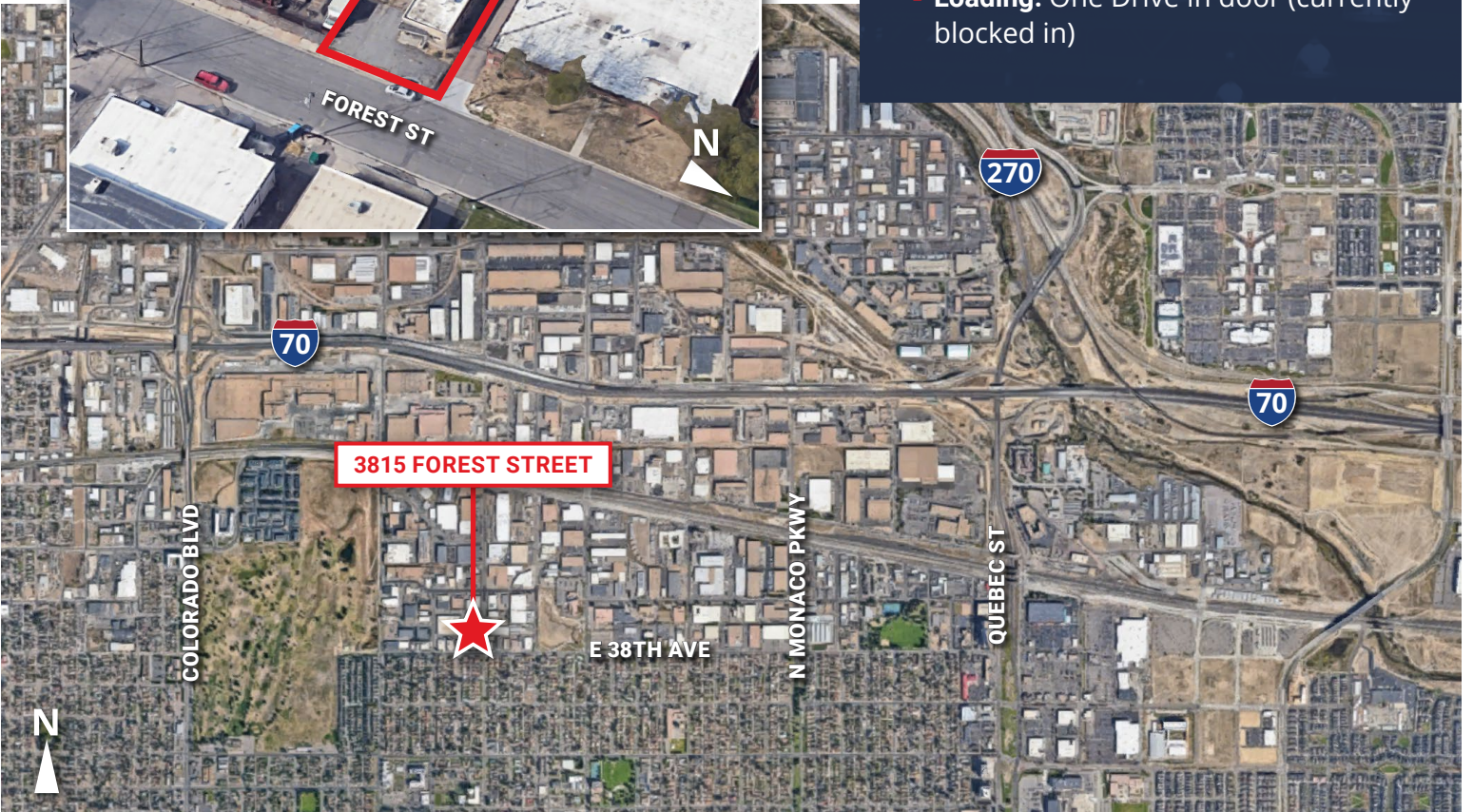
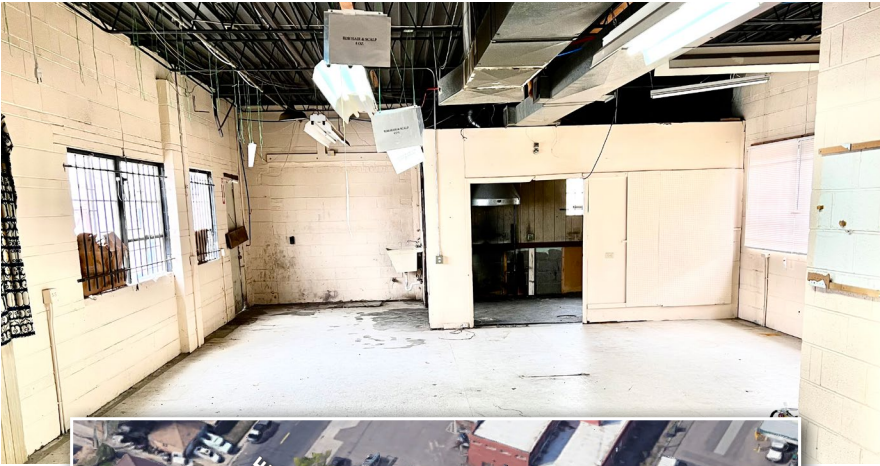


SITE SIZE:
7,251 SF

SALE PRICE: **\$525,000.00**

For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*
(720) 490-1442
russell@grubercre.com



PROPERTY DETAILS

- **Building Size:** 1,500 SF
- **Site Size:** 7,251 SF
- **Office:** ±550 SF
- **YOC:** 1957
- **Zoning:** I-MX-3
- **Taxes (2021):** \$5,513.54
- **Clear Height:** 10' ft.
- **Power:** Existing but amps is not clear
- **HVAC:** Existing from furnace
- **Loading:** One Drive In door (currently blocked in)



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