

4095 JACKSON STREET
DENVER, COLORADO

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



FOR SALE OR LEASE

FREESTANDING OFFICE OR RETAIL BUILDING — TOD REDEVELOPMENT POTENTIAL

BUILDING SIZE: 3,411/SF

PROPERTY HIGHLIGHTS

- Walking Distance to the 40th and Colorado Park & Ride
- Located in an Opportunity Zone
- Enterprise Zone Qualified Location
- HUB Zone Qualified Location
- Large Rectangular Site
- 2 Existing Curb Cuts
- Covered Parking
- **Two existing retail Marijuana Licenses can be included with Sale/Lease**



**SALE OR LEASE RATE
CONTACT BROKER**

Russell Gruber

Industrial Specialist / Owner

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Gruber

COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

- **Building Size:** 3,411/SF — built out as office
- **Site Size:** 18,290/SF
- **Zoning:** I-A
- **YOC:** 1967 (Masonry)
- **City/County:** Denver/Denver
- **Property Taxes (2023):** \$21,640.28



AERIAL VIEW



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