

**1441 W. CEDAR AVE**  
DENVER, COLORADO

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



**FOR SALE**

# Multi-Tenant Industrial Building

**BUILDING SIZE: 6,200/SF**

## PROPERTY HIGHLIGHTS

- 4-Unit Industrial Building (1,550/Sf Per Unit)
- Utilities Are Separately Metered
- Potential for User or an Investor
- Extremely Central Location
- Front Park/Rear Load
- I-Mx-3 Zoning
- Potential for Day One Income to a New Owner
- Enterprise Zone Qualified Location

### Russell Gruber

Industrial Specialist / Owner

**720-490-1442**

russell@grubercre.com



**SALE PRICE**  
**CONTACT BROKER**

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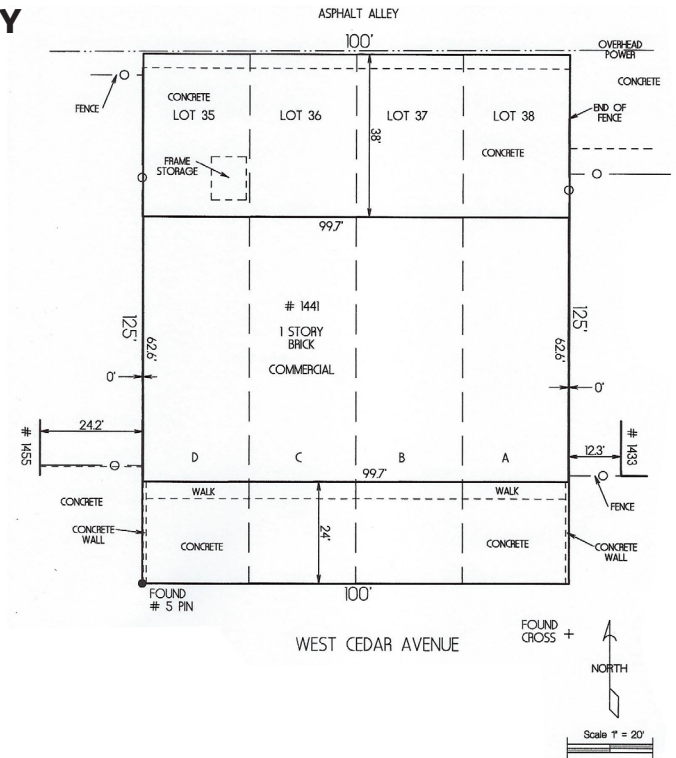
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## PROPERTY DETAILS

- **Building Size:** 6,200/SF
- **Site Size:** 12,500/SF
- **City/County:** Denver/Denver
- **YOC:** 1983
- **Type of Construction:** Masonry
- **Clear Height:** 12' ft
- **Number of Units:** 4 units
- **Loading:** 4 drive-in loading doors
- **Heat:** Gas forced
- **Power:** 3 phase (to be verified)
- **Taxes:** \$22,483.30 (2022)

## SURVEY



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