

G



# 1921

## FEDERAL BOULEVARD

DENVER, CO

### FOR SALE

Sale Price: \$2,244,450.00

BUILDING SIZE:  
6,222 SF

SITE SIZE:  
11,510 SF

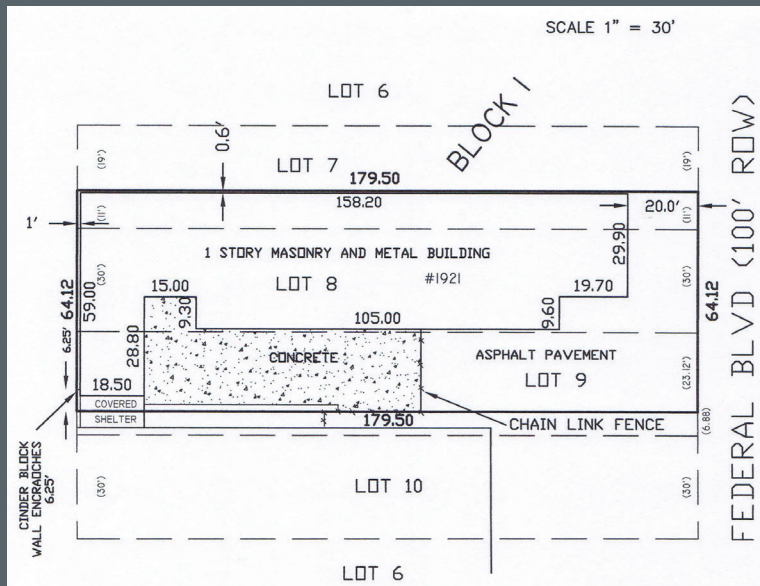
### PROPERTY HIGHLIGHTS

- C-MX-5 Zoning
- High Visibility Location in Sloan Lake
- Easy Access to Broncos Empower Stadium
- Enterprise Zone Qualified location
- HUB Zone Qualified
- Existing Monument Signage on Federal

**Gruber**  
COMMERCIAL REAL ESTATE



# PROPERTY SURVEY



# PROPERTY DETAILS

- **Building Size:** 6,222 SF
- **Site Size:** 11,510 SF
- **Taxes (2021):** \$21,193.76
- **YOC:** 1960
- **Zoning:** C-MX-5
- **Mill Levy:** 74..618
- **Water Tap Size:**
- **Loading:** 1 Drive in Loading door



For More Information, Contact:

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

EXISTING  
 MONUMENT  
 SIGNAGE ON  
 FEDERAL BLVD.



© 2022 Gruber Commercial Real Estate, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate, Inc.

**Gruber**  
 COMMERCIAL REAL ESTATE