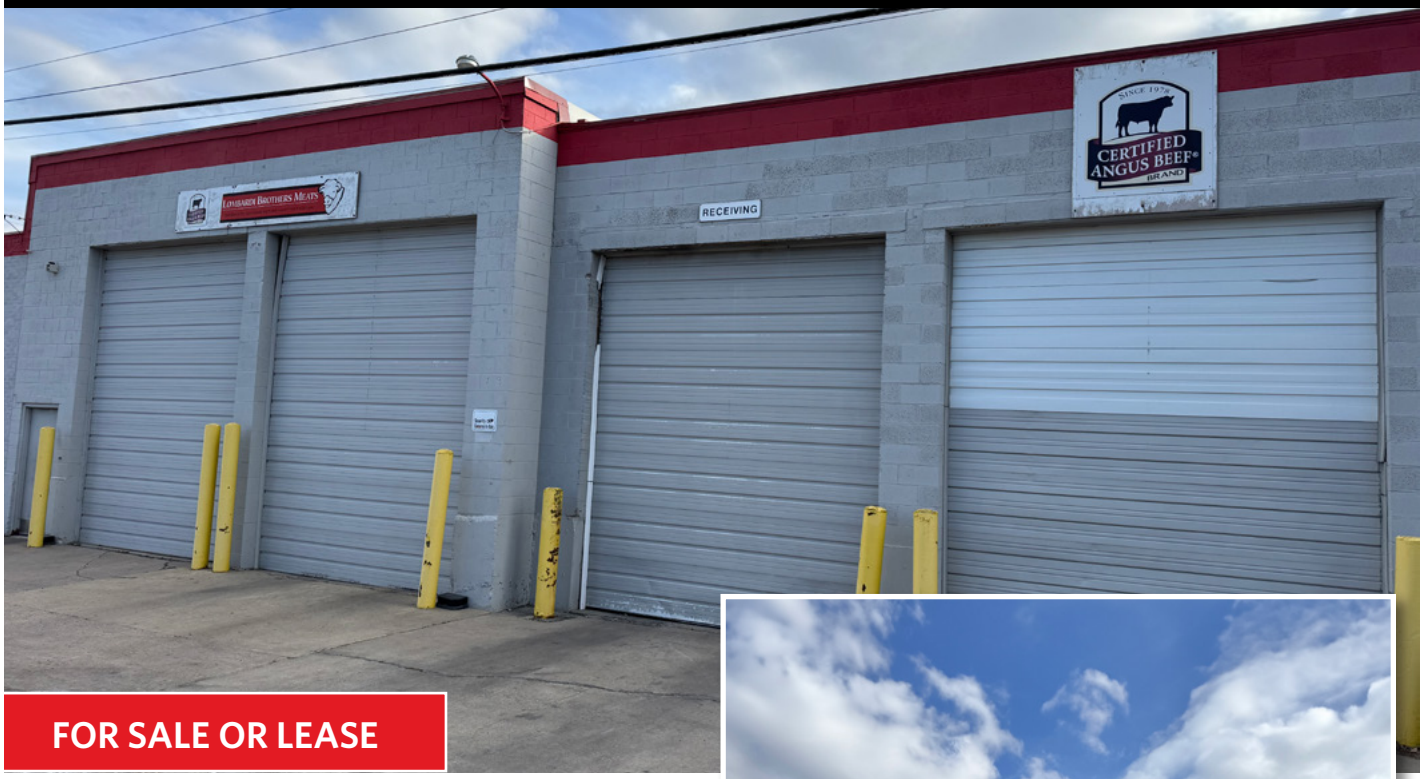
1926 WEST ELK PLACE

DENVER, CO

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



FOR SALE OR LEASE



Infill USDA Food Processing Building or Redevelopment Opportunity

BUILDING SIZE: 26,340 SF

PROPERTY HIGHLIGHTS

- Rare Infill Location
- USDA Food Processing Facility
- Good Redevelopment Potential
- Floor Drains (Grease trap)
- Freezer, Blast Freezer and Coolers
- Existing Food Processing Build-out
- Refrigerated Loading Dock Area
- Boiler System
- Employee Breakroom
- Corner Lot (Paved)
- 2 Curb Cuts

SALES PRICE:
~~$4,000,000.00~~
$3,100,000.00

LEASE RATE:
$5.00NNN



Russell Gruber
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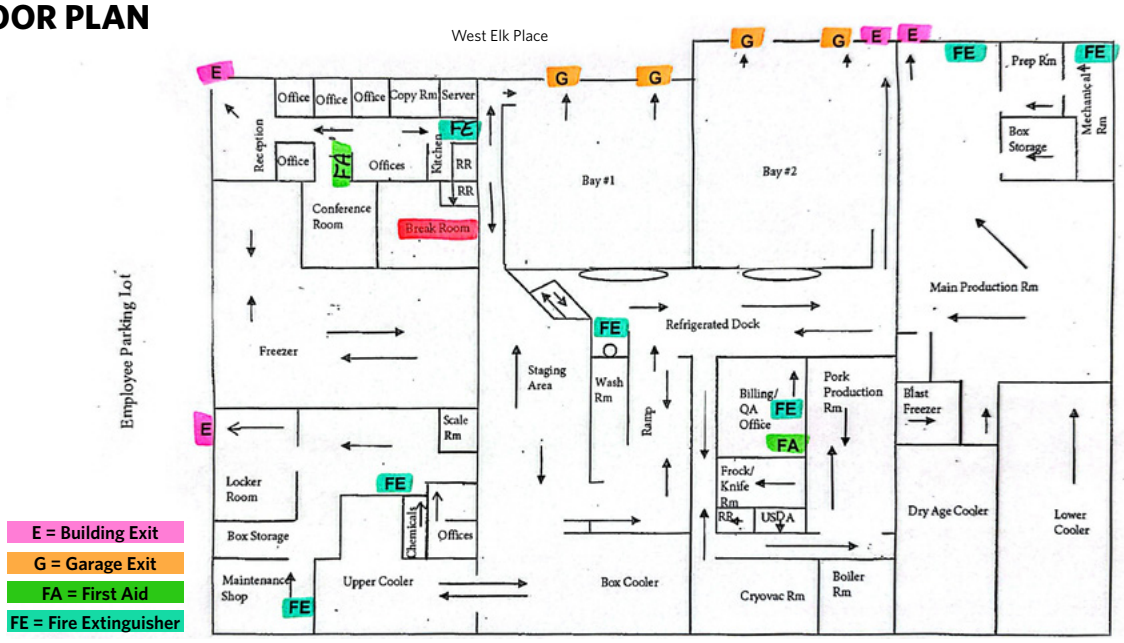
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PROPERTY DETAILS

- **Building Size:** 26,340 SF
- **Site Size:** 30,945 SF
- **Office:** 2,500 SF (5 privates)
- **A/C:** In Office
- **Zoning:** U-MS-2 (Urban Main Street 2 Story)
- **City/County:** Denver/Denver
- **2024 Property Tax:** $74,769.06
- **Clear Height:** 12'-14ft'
- **Power:** Heavy 3-phase (to be verified)
- **Loading:** 4 interior dock high doors
- **Hub Zone:** Yes, qualified HUB Zone location



FLOOR PLAN



E = Building Exit
G = Garage Exit
FA = First Aid
FE = Fire Extinguisher

Designated Building Safe Location: Break Room

Designated Evacuation Safe Area: Romero Funeral Home Parking Lot



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