

2115

W 14TH AVE

DENVER, COLORADO

AVAILABLE FOR SALE

Artist Studio/Creative Office/
Private Car Storage Building

6,027/SF+ Paved Fenced Yard



HIGHLIGHTS

- Smaller Freestanding Building
- Rare Central Location in Upcoming Neighborhood
- Existing 8-Ton Bridge Crane
- Fenced Paved Yard
- Hub Zone Qualified Location
- Located Within an Enterprise Zone
- High End Office and Break Room Finish
- Excellent Secure Building for Car Storage
- Building Can Fit R.V. and Vehicles Inside
- Solar Panels on Roof
- Compressor With Air Lines Throughout Building

SALE PRICE:
\$2,999,000.00

Gruber
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS



PROPERTY ADDRESS:

2115 W. 14th Ave,
Denver, CO 80204



TAXES:

\$24,824.20 (2023)



SALE PRICE:

\$2,999,000.00



LOADING:

Two (2) oversized drive-in loading doors



BUILDING SIZE:

6,027/SF



CLEAR HEIGHT:

16' ft



SITE SIZE:

11,416/SF



HEAT:

Radiant and forced air



CITY/COUNTY:

Denver/Denver



COOLING:

A/C in office areas



YOC:

1962 (masonry)



POWER:

800amps 3 phase (to be verified)



ZONING:

I-B



WATER:

¾" water line (Denver water)

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AERIAL VIEW



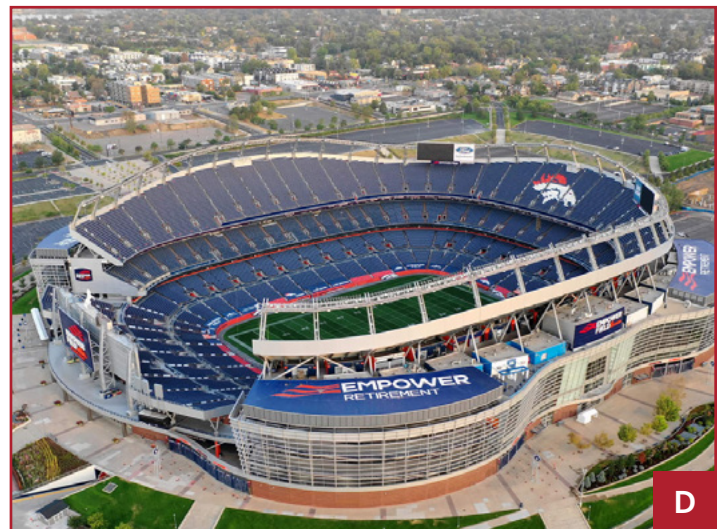
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WELCOME TO THE NEIGHBORHOOD!

Lincoln Park is one of Denver's oldest neighborhoods located just south of Downtown Denver with boundaries of Colfax on the north side, 6th Avenue on the south side, and the South Platte River on the west side. Located near large attractions like Lincoln Park **(A)**, Metropolitan State University of Denver **(B)**, South Platte River **(C)**, and Empower Stadium **(D)**.



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NEIGHBORHOOD NEW PROJECTS & AMENITIES

- A. MEOW WOLF'S** 90,000/SF building is open and running
- B. ALL COPY PRODUCTS** building is complete totaling 81,000/SF
- C. DENVER HOUSING AUTHORITY'S** new 65,805/SF office building
- D. AURARIA CAMPUS** (home to MSU Denver, CU Denver, and Denver Community College)
- E. MSU DENVER** Sports Complex
- F. EMPOWER STADIUM** (Home to the Denver Broncos)
- G. DENVER WATER** is a 34.6-acre site redevelopment including a new 187,000 SF administrative office building, 29,000/SF warehouse, 8,000/SF Wellness Center, 28,000/SF Fleet Building, 16,000/SF Meter Shop and a new 41,000/SF plant.



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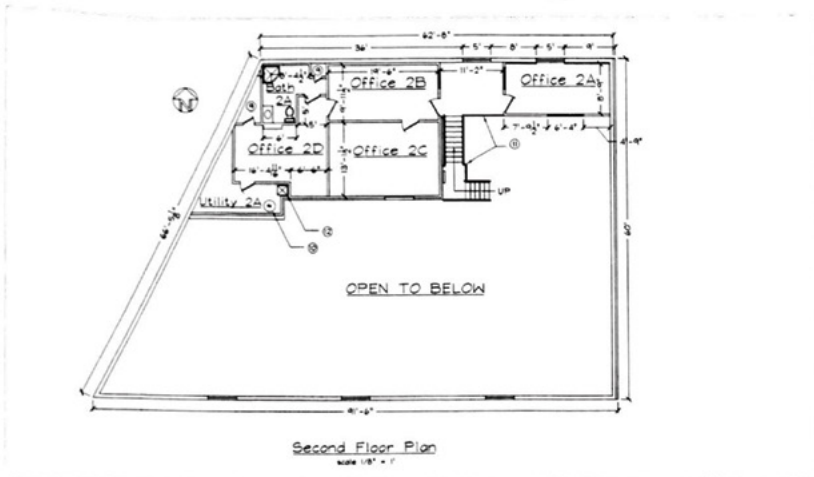
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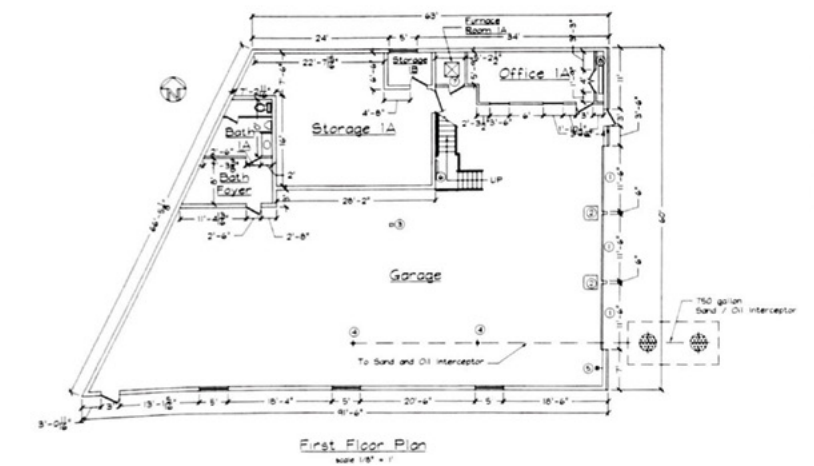
BUILDING PLANS



KEY NOTES ①

1. (11' 6" x 14') Overhead Garage Door
2. Concrete Block
3. (4" x 8") Steel I - Beam Column
4. 6" Diameter Floor Drain
5. Hose Bib
6. Electrical Panels
7. HVAC / Furnace
8. Main Electrical Disconnect
9. Storage
10. 40 gallon gas water heater
11. Manual (Typical)
12. HVAC Ductwork

[IMPORTANT]: All dimensions are +/- 1/2" and for planning purposes only. Not all existing conditions are noted on plans and subject to field verification by contractor.



2115 WEST 14th Avenue
Buyers: Rick and Linda Subiet

Alpenglow Contracting, Inc.
2628 14th Street Suite 112
Denver, CO 80211
Phone 303-426-1646 Fax 303-477-2947
Contact Gordon Reilly 720-238-7177

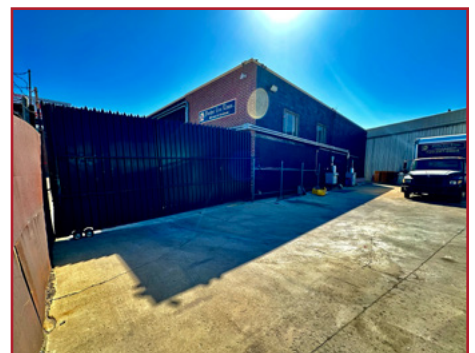
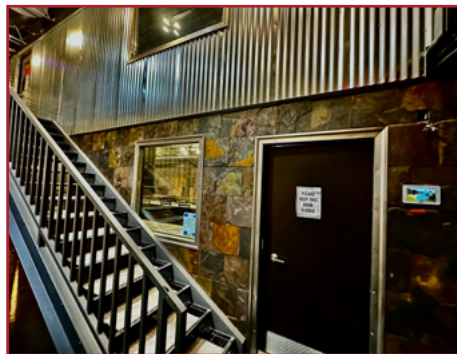
Construction Drafting Services, LLC
7/8/08

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PHOTOS



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Russell Gruber
Industrial Specialist / Owner

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🌐 grubercommercial.com

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