

2901 E. 42ND AVE
DENVER, COLORADO 80216

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



FOR SALE OR LEASE

CENTRAL 3,772/SF INDUSTRIAL BUILDING OR LIVE-WORK OPPORTUNITY

BUILDING SIZE: 3,772/SF

PROPERTY HIGHLIGHTS

- Small Infill Building with Yard
- Potential Live Work Opportunity
- Existing Shower and Laundry Hook Ups
- Enterprise Zone Qualified Location
- HUB Zone Qualified Location
- Located Within an Opportunity Zone
- **Can Be Sold or Leased with 2891 E. 42nd Ave, Denver, CO for a Total of 8,272/SF**



SALE PRICE: **CONTACT BROKER** | LEASE RATE: **CONTACT BROKER**

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com

Gruber

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2901 E. 42ND AVE

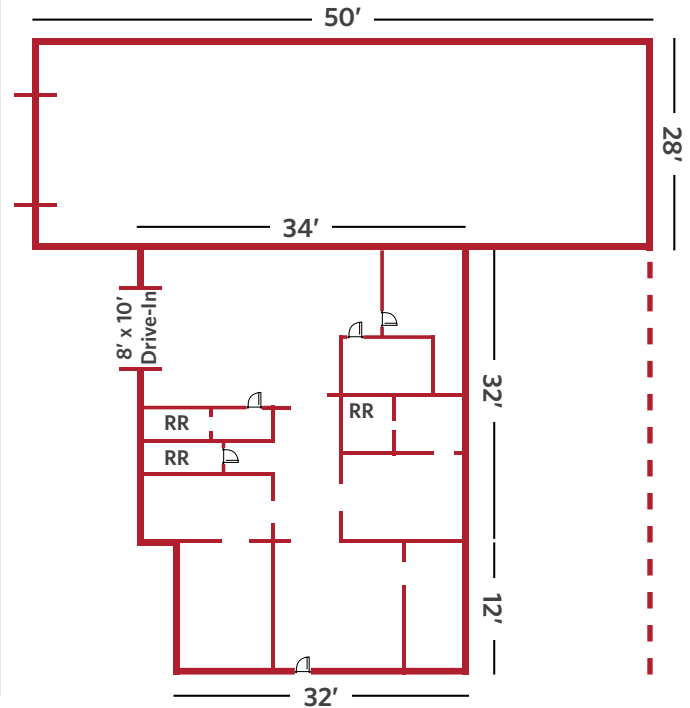
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PROPERTY DETAILS

- **Building Size:** 3,772/SF
- **Office Size:** 1,500/SF +/-
- **Site Size:** 8,405/SF
- **Zoning:** I-A
- **City/County:** Denver
- **YOC:** 1960
- **Taxes:** \$9,669.48 (2023)
- **Power:** 200amps, 240v (to be verified)
- **Loading:** 2 Drive-in Loading Doors
- **Clear Height:** 10'-14'ft
- **Heat:** Gas Forced
- **A/C:** Office Only

FLOOR PLAN



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