

# 4228 YORK STREET, UNIT 101

DENVER, COLORADO 80216

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

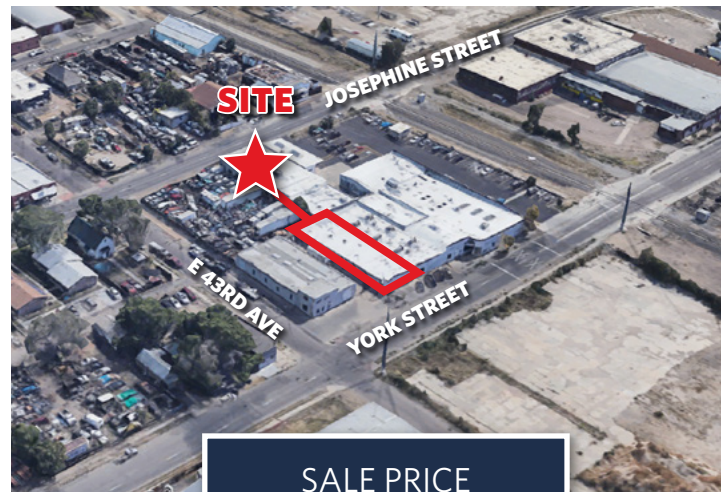


## INDUSTRIAL CONDO FOR SALE OR LEASE

**CONDO SIZE: 4,381/SF**

### PROPERTY HIGHLIGHTS

- Extremely Central Location
- Easy Access to I-70
- I-A Industrial Zoning
- In path of Redevelopment
- Located within an Opportunity Zone
- Located within Enterprise Zone
- HUB Qualified Location
- **Seller Carry Options**



SALE PRICE  
**\$699,000.00**

LEASE RATE  
**\$12.50 NNN**

**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

russell@grubercre.com

**Gruber**

COMMERCIAL REAL ESTATE

grubercommercial.com

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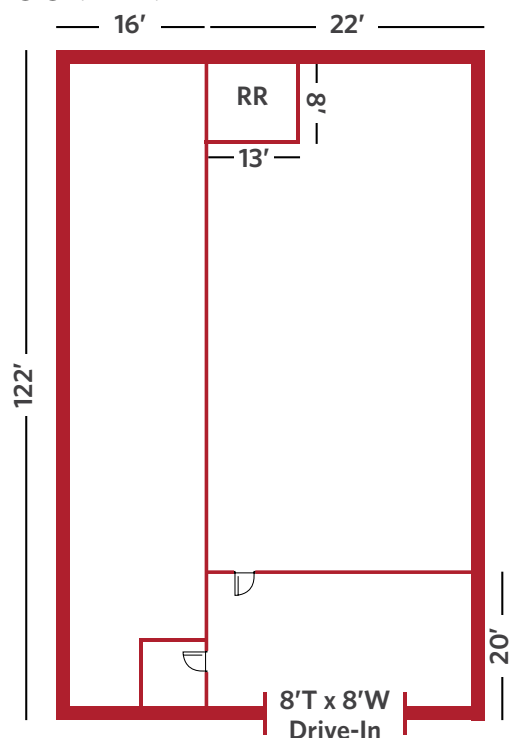
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## PROPERTY DETAILS

- **Condo Size:** 4,381/SF
- **YOC:** 1946/updated 2023
- **Build Out:** Small Restroom
- **Loading:** 1 drive-in door
- **Clear Height:** 11'ft
- **Power:** Heavy 3 Phase
- **Taxes:** \$15,751.38 (2023)
- **HOA:** \$1,641 per quarter

## FLOOR PLAN



### Russell Gruber

Industrial Specialist / Owner

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