

4320

FOX STREET

DENVER, COLORADO

AVAILABLE FOR SALE

Artist Studio/Creative Office/Live-Work Building
3,328/SF Plus Upstairs Studio Lounge



HIGHLIGHTS

- Free Standing Infill Building
- Roof Deck Views of Downtown
- Walking Distance to Commuter Light Rail Stop (41st/Fox)
- Redevelopment Potential
- Gated Parking
- Tons of Natural Light
- Artist Studio or Live-Work Building

SALE PRICE:

~~**\$1,550,000.00**~~

PRICE REDUCTION:

\$1,375,000.00

Gruber
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS



PROPERTY ADDRESS:
4320 Fox Street, Denver, CO 80216



ZONING:
I-B (3-20 Story Zoning Possible)



SALE PRICE:
\$1,375,000.00



TAXES:
\$14,211.12 (2022)



BUILDING SIZE:
3,328/SF plus upstairs studio area



LOADING:
Two (2) oversized drive-in doors



SITE SIZE:
6,250/SF



CLEAR HEIGHT:
10' - 14' ft



CITY/COUNTY:
Denver/Denver



HEAT:
Gas forced



YOC:
1956 with various updates since



POWER:
2 Services of Single Phase (to be verified)



Private Electric Gate

INTERIOR IMAGES

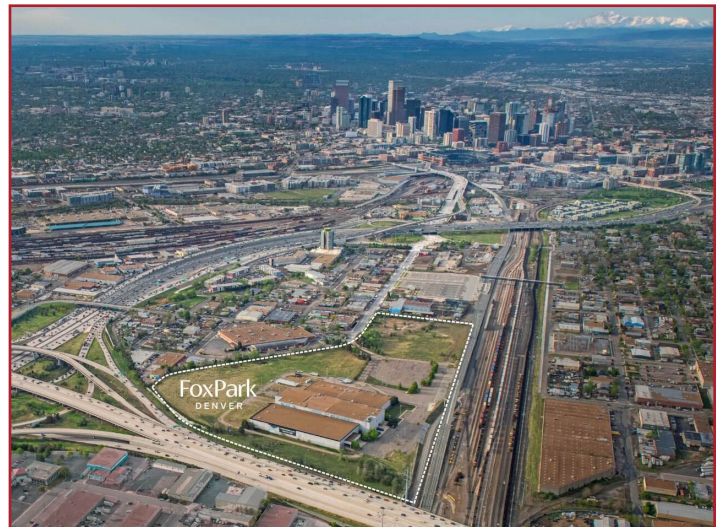
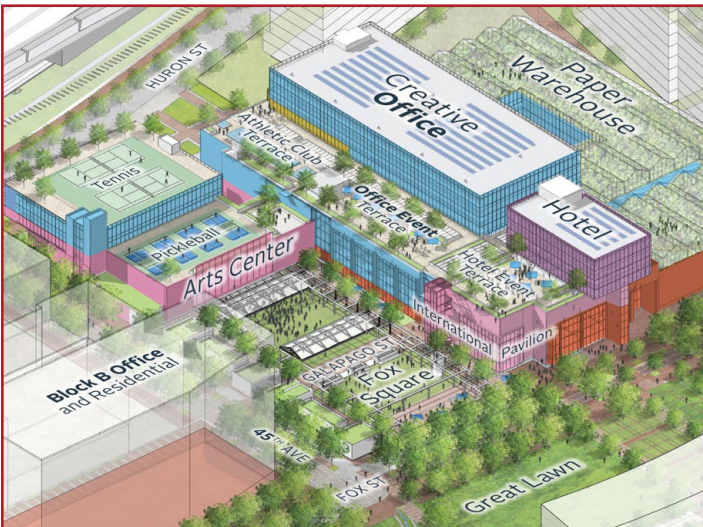


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MEET YOUR NEIGHBOR!

Fox Park is directly across the street from 4320 Fox. Fox Park is the next great expansion of Denver's urban core and park network. This 41-acre mixed use project consists of: 34K/SF Retail, 330K/SF Creative Office, 80K/SF Culture/Entertainment, 14 acres of interconnected open park space.



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NEIGHBORHOOD AMENITIES

1. World Trade Center
2. The Regency Student Housing
3. Radisson Hotel Denver Central
4. Mile High Comics Mega Store
5. The Kompound BJJ Center
6. Teddy's Bar and Grill
7. Man Vs. Fries
8. Butcher Block Café
9. Comal Heritage Food Incubator
10. Acova
11. Wildflower
12. Gaetanos
13. Huckleberry Roasters
14. The Wolf's Tailor
15. The Original Chubby's
16. Global Hall Live Music & BBQ
17. Silvia @ Lost City
18. Pinwheel Coffee
19. Cherry Bean Coffee
20. Steam Espresso Bar
21. Procession Coffee
22. Prodigy Coffeehouse



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41 ST-FOX STATION AREA PLAN

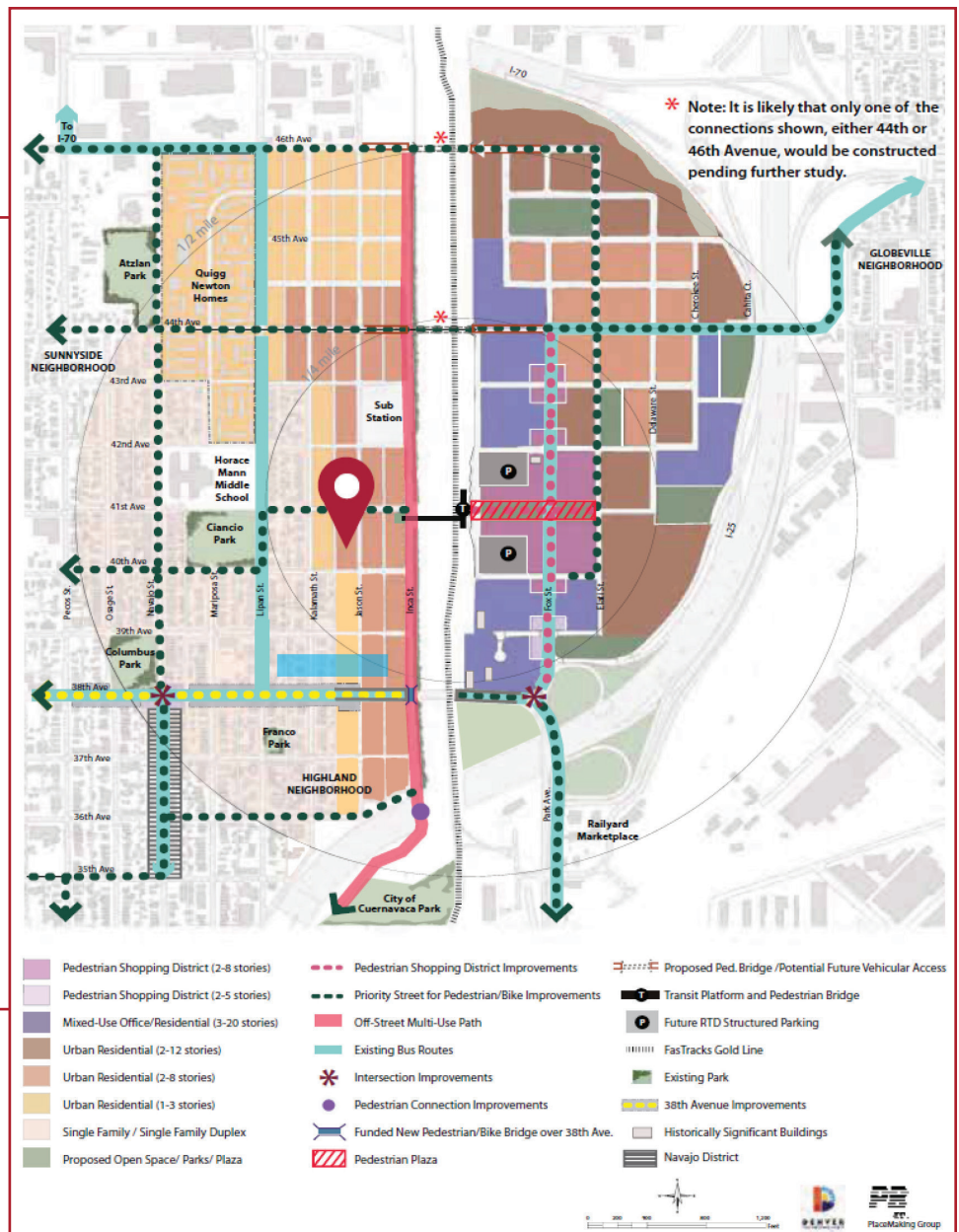
The 41st - Fox Station Area completed a planning process in 2009 with the adoption of the 41st - Fox Station Area Plan. For the portions of the station area within Globeville, the 2009 adopted plan envisioned a pedestrian shopping district concept with building heights up to 8 stories, urban residential areas with varying heights, and mixed-use office/residential areas with building heights up to 20 stories. The Globeville neighborhood plan does not update the recommendations of the 41st & Fox Area Plan.

Source: denver.org

URBAN RESIDENTIAL

Urban residential areas are higher in density. Urban residential areas are also primarily residential but may include complementary commercial uses as well.

Source: denver.org

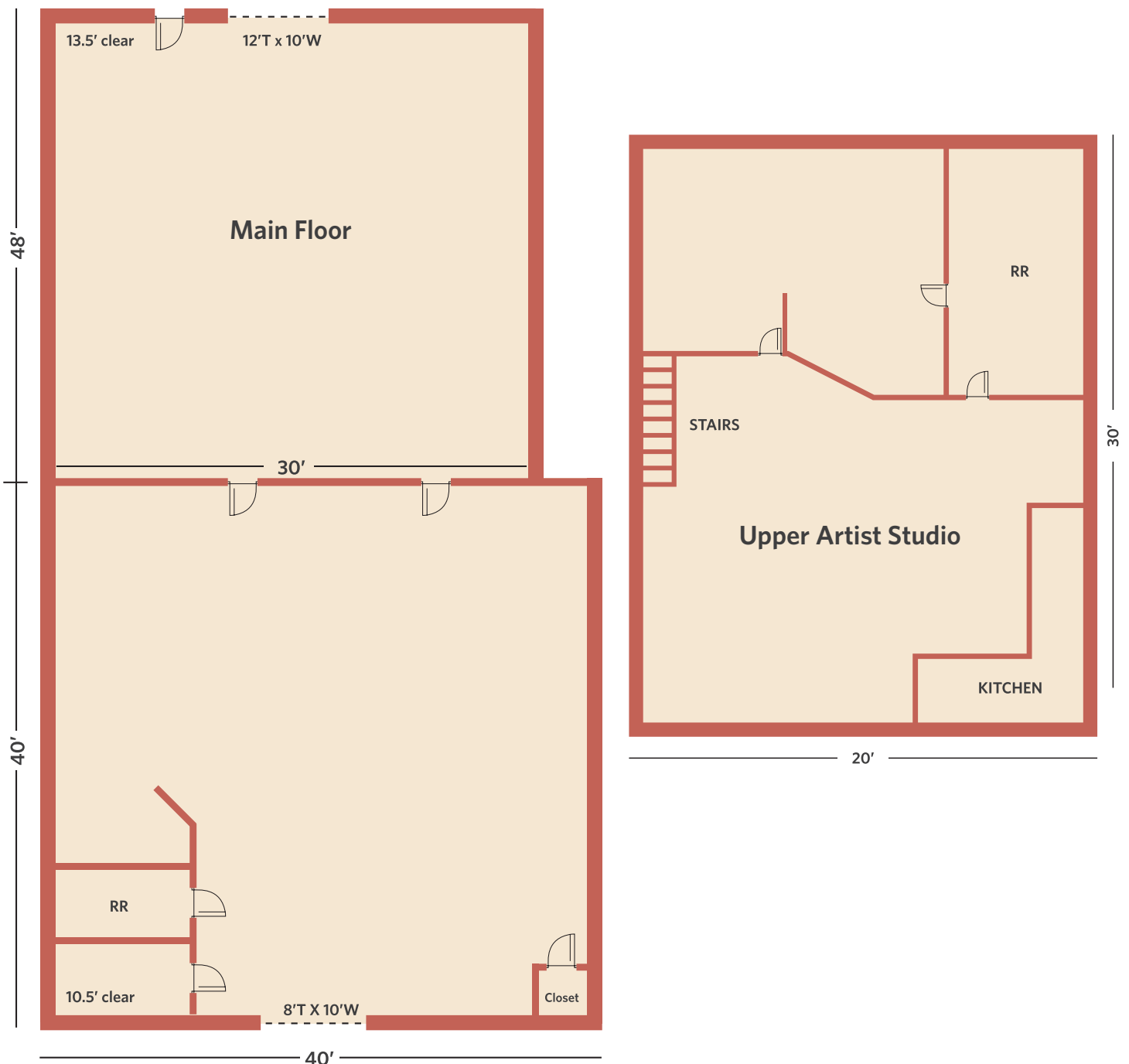


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FLOOR PLAN



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