

4340-4320 DELAWARE ST
DENVER, COLORADO

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



FOR SALE OR LEASE



CENTRAL COMMERCIAL BUILDING WITH YARD

PROPERTY HIGHLIGHTS

BUILDING SIZE: 1,618 SF

SITE SIZE: 5,530 SF

- Freestanding building with yard
- Central location with easy I-70 & I-25 access
- Shower and restroom on both floors
- In the path of development
- Can be two tenant property
- Turn key condition
- Located within an enterprise zone
- Seller financing possible (terms to be negotiated)

SALE PRICE:
\$575,000.00

LEASE RATE:
CONTACT BROKER

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



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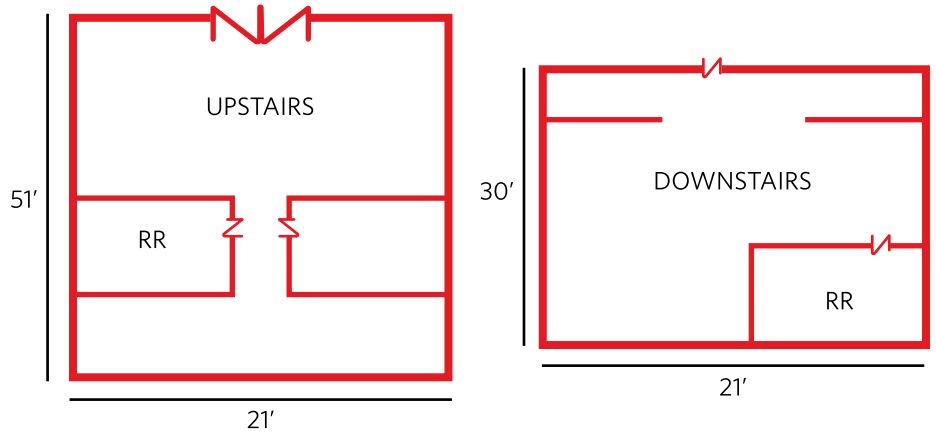
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PROPERTY DETAILS

- **Building Size:** 1,618 SF
(Building is two stories)
- **Site Size:** 5,530 SF
- **Zoning:** I-A
- **YOC:** 1886
- **City/County:** Denver
- **Taxes (2025):** \$10,537.72

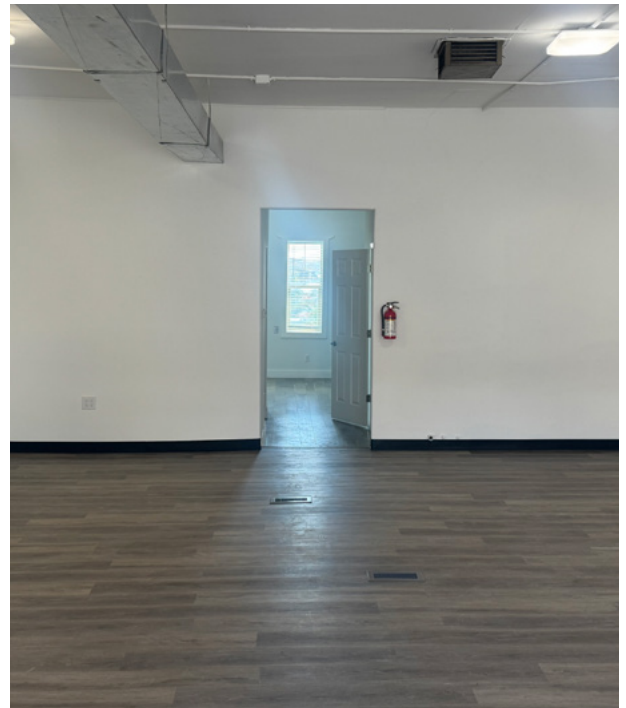
FLOOR PLAN



AERIAL



INTERIOR



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