4720 TEJON STREET

DENVER, CO

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



FOR SALE OR LEASE

Freestanding Commercial Building in Sunnyside Neighborhood

BUILDING SIZE: 4,470 SF

SITE SIZE: 11,664 SF

PROPERTY HIGHLIGHTS

- Central Location in up and Coming Neighborhood
- Easy Access to I-70 and I-25
- Remodeled Large Kitchen
- Excellent Curb Appeal
- Local Ownership
- Redevelopment or User Opportunity
- Natural Light on all Sides of Building and Sky Lights
- Useable Basement with Plumbing/Restroom

SALES PRICE:
~~$1,500,000.00~~
$1,275,000.00

LEASE RATE:
$15.00 NNN



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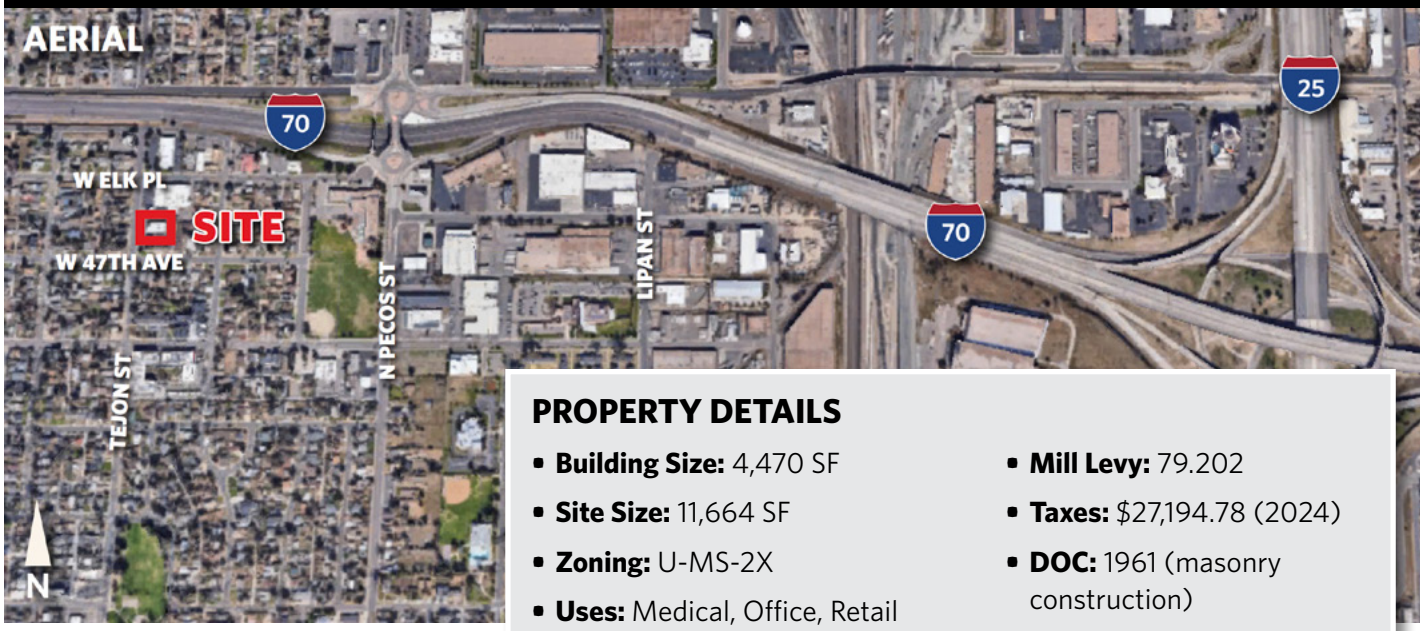
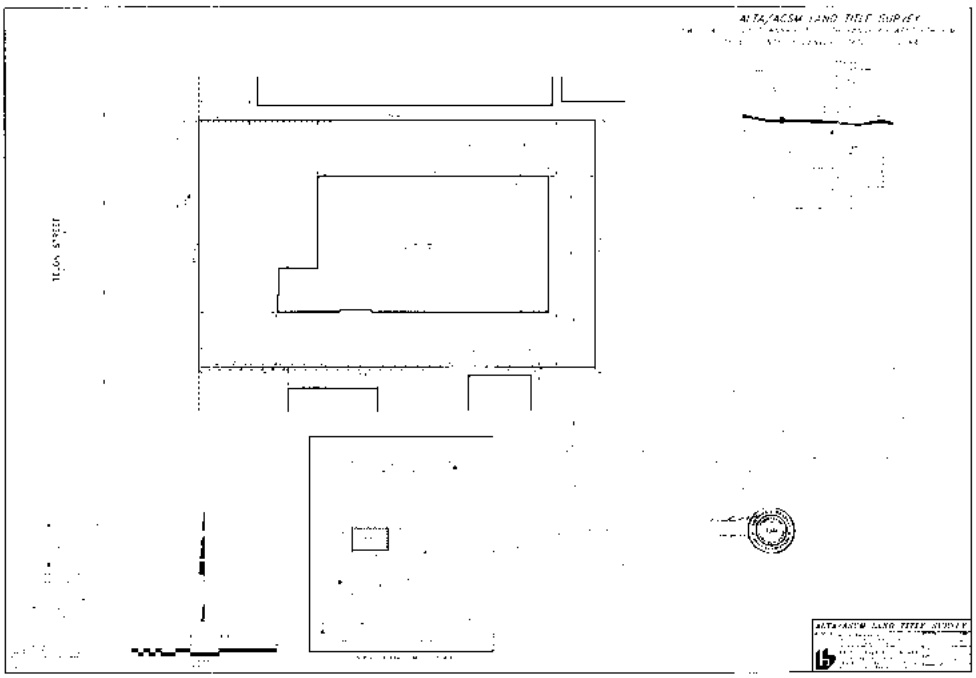


PROPERTY DETAILS

- **Building Size:** 4,470 SF
- **Site Size:** 11,664 SF
- **Zoning:** U-MS-2X
- **Uses:** Medical, Office, Retail
- **Mill Levy:** 79.202
- **Taxes:** $27,194.78 (2024)
- **DOC:** 1961 (masonry construction)

SURVEY





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