



FOR SALE OR LEASE

Medical or Office Building in Desirable 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
- Turn-key medical practitioner facility
- Excellent curb appeal
- Local ownership
- Natural light on all sides of building and sky lights
- Useable basement with plumbing/restroom

SALE PRICE:
\$1,030,000.00

LEASE RATE:
\$15.00/SF NNN



Russell Gruber
Industrial Specialist / Owner

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Jim Gruber
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Commercial Real Estate Services

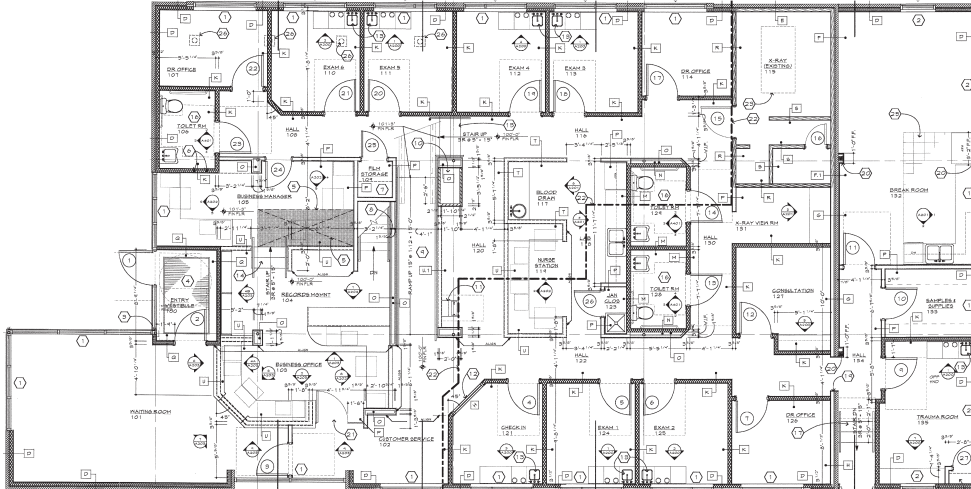
4720 TEJON STREET

DENVER, COLORADO

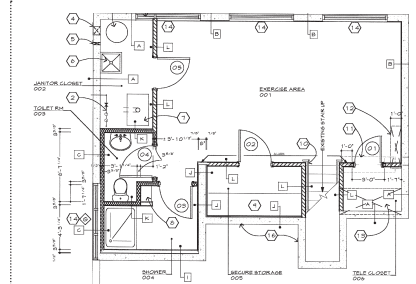
Gruber Commercial Real Estate Services 3001 Brighton Blvd #341 Denver CO 80216 Tel: 720-490-1442

FLOOR PLANS

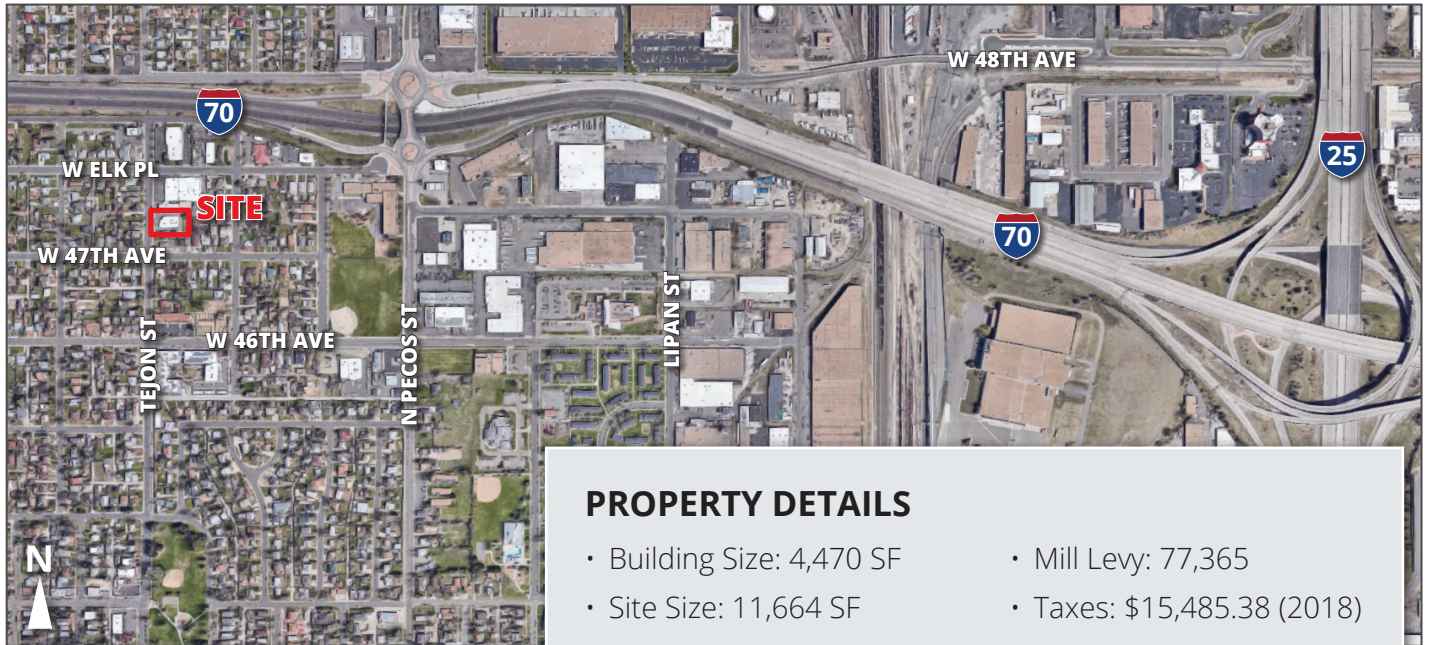
FIRST FLOOR



BASEMENT



AERIAL



PROPERTY DETAILS

- Building Size: 4,470 SF
- Site Size: 11,664 SF
- Zoning: U-MS-2X
- Uses: Medical, Office, Retail
- Mill Levy: 77,365
- Taxes: \$15,485.38 (2018)
- DOC: 1961 (masonry construction)



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