



4801– 4815 Washington Sreet, Denver, CO

26,136 SF Central Redevelopment Site for Sale

FOR SALE

PROPERTY HIGHLIGHTS

- I-MX-3 zoning in place
- Walking distance to National Western Stock Show
- Walking distance to RiNo
- Easy access to I-25 and I-70
- Frontage on Washington Street



SITE SIZE:
26,136 SF



BUILDING SF:
4,506 SF TOTAL
BETWEEN ALL BUILDINGS

SALE PRICE: \$2,200,000.00

For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*

(720) 490-1442

russell@grubercre.com

AERIAL



PROPERTY DETAILS

- **Site Size:** 26,136 SF
- **Buildings:** 4,506 SF total between all buildings
- **Zoning:** I-MX-3
- **YOC:** 1886/1916
- **City/County:** Denver/Denver
- **Taxes (2021):** \$13,065.56



For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*
(720) 490-1442
russell@grubercre.com

