5335 HARRISON STREET (INCLUDES 5300 JACKSON STREET) DENVER, COLORADO



Rare Central Buildings on Large Fenced Paved Site For Sale | Opportunity Zone

TOTAL BUILDING SIZE (3 BUILDINGS): 11,338 SF

SITE SIZE: 66,322 SF (1.52 ACRES)

PROPERTY HIGHLIGHTS

- 7 Existing fuel tanks (saddle pumps/below ground/10,000 gallon each)
- · Large fully paved site, fenced in
- · Recently remodeled office building
- 5300 Jackson building provides income (\$4,500.00 Gross/Monthly)
- Existing monument signs
- Enterprise Zone qualified location
- Opportunity Zone Qualified Location



Russell Gruber *Industrial Specialist / Owner*

Cell: 720-490-1442

russell@grubercommercial.com

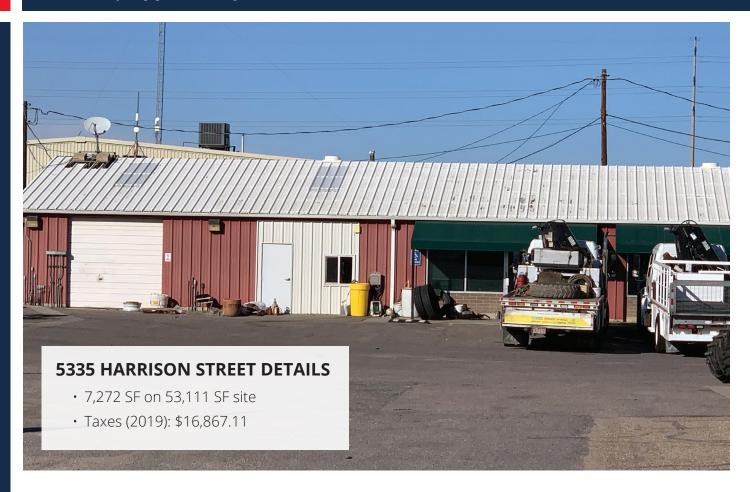
\$2,300,000.00

FOR SALE:



https://grubercommercial.com

Rare Central Buildings on Large Fenced Paved Site For Sale | Opportunity Zone





5335 HARRISON STREET

(INCLUDES 5300 JACKSON STREET) DENVER, COLORADO

PROPERTY DETAILS

• Building Size: 3 buildings make up 11,338 SF

Site Size: 1.52 acresZoning: I-A, UO-2

City/County: Denver/DenverLoading: 8 grade level doors

• Heat: Gas forced

• **Property Tax (2019):** \$27,010.43

UNDER GROUND TANK INFORMATION:

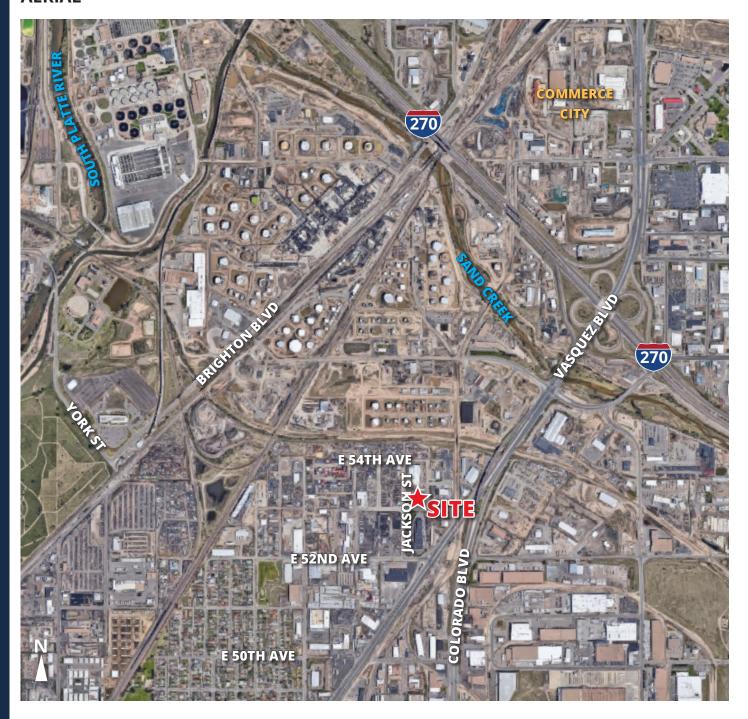
- · Unleaded 10,000 gallon
- Premium 10,000 gallon
- · Diesel 12,000 gallon
- · Diesel 10,000 gallon
- Dyed diesel 8,000 gallon
- Dyed diesel 10,000 gallon
- Dyed diesel 12,000 gallon



5335 HARRISON STREET

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AERIAL





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