

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

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



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)

FOR SALE:
\$2,300,000.00

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
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Commercial Real Estate Services

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5335 HARRISON STREET DETAILS

- 7,272 SF on 53,111 SF site
- Taxes (2019): \$16,867.11



5300 JACKSON STREET DETAILS

- 4,066 SF building on 13,211 SF site
- Taxes(2019): \$10,143.32

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PROPERTY DETAILS

- **Building Size:** 3 buildings make up 11,338 SF
- **Site Size:** 1.52 acres
- **Zoning:** I-A, UO-2
- **City/County:** Denver/Denver
- **Loading:** 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



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AERIAL



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