

599 S. MAIN STREET

BRIGHTON, COLORADO

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



Industrial or Retail Buildings on a 2.225 Acre Site

TOTAL BUILDING SQUARE FOOTAGE:
7,284 SF (comprised of 2 buildings)

SITE SIZE: 2.225 ACRES OR 96,935 SF

PROPERTY HIGHLIGHTS

- Visibility on Highway 85
- Visibility on Main Street in Brighton
- Easy access to Highway 85
- 20 minutes to Downtown Denver from site
- Crane served building
- Large yard that is fenced
- Potential to rent out space for income
- Century Link to the property
- Located within an Enterprise Zone



Front side of retail building

FOR SALE

SALE PRICE:
\$1,350,000.00



Russell Gruber

Industrial Specialist / Owner

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Commercial Real Estate Services

<https://grubercommercial.com>

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PROPERTY INFORMATION

- **Two buildings on site:**
 - Retail/Office Building: 3,232 SF
 - Lumber Storage Building: 4,052 SF
- **Site Size:** 2.225 acres or 96,935 SF
- **Zoning:** I-1
- **Heat/Cooling:** Gas forced heat and A/C in office/retail building
- **Power:** Single-phase and 3-phase power, likely a total of 300amps (to be verified)
- **Loading:**
 - Retail Building has 1 garage door
 - Lumber Storage Building has 4 oversized drive-in doors
- **Crane:** 2-ton crane in the Lumber Storage Building
- **Taxes:** \$13,872.86 (2019)

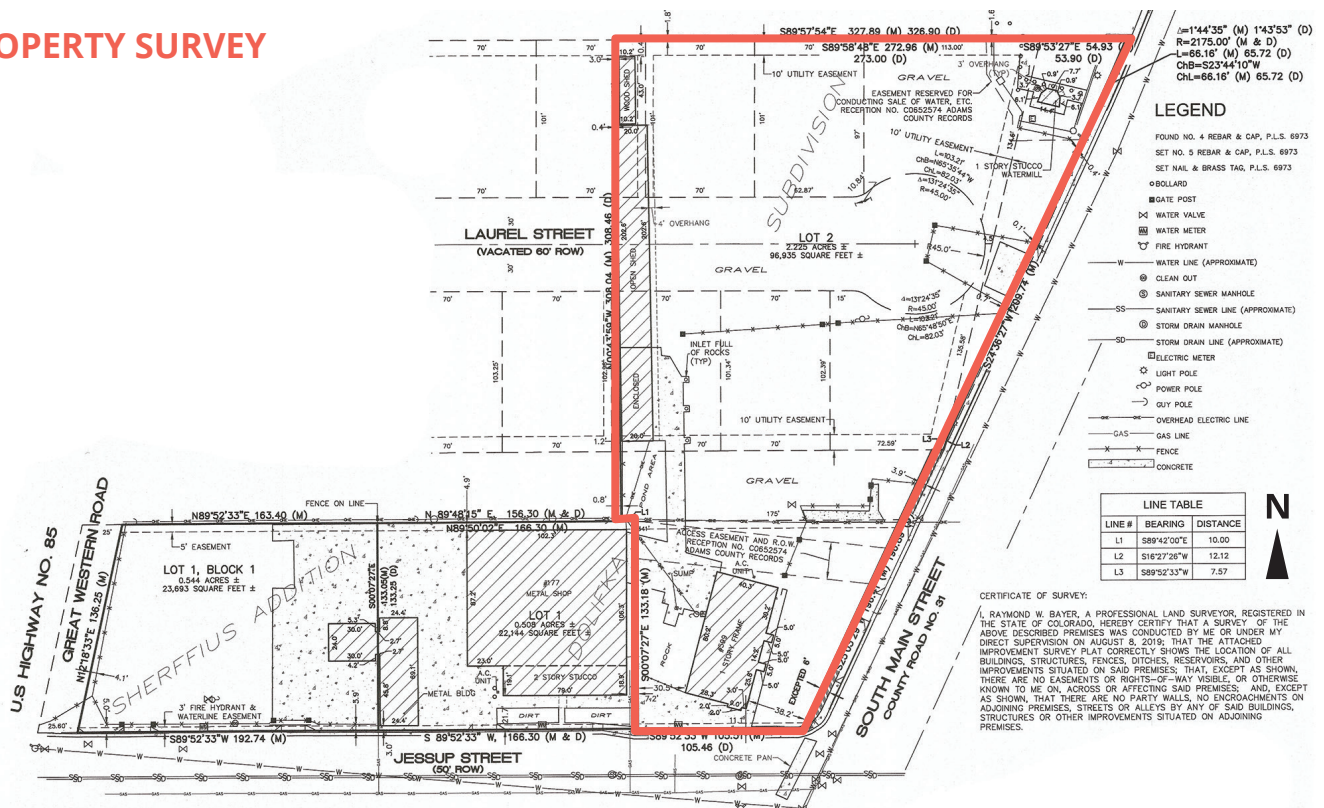


Main storage lumber building



Storage lumber building

PROPERTY SURVEY



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