

FOR SALE

AUDIO & VIDEO RECORDING STUDIO
WITH INDUSTRIAL SPACE

4605 N. QUEBEC ST.
UNITS: B-1, B-2, B-3
DENVER, CO 80216

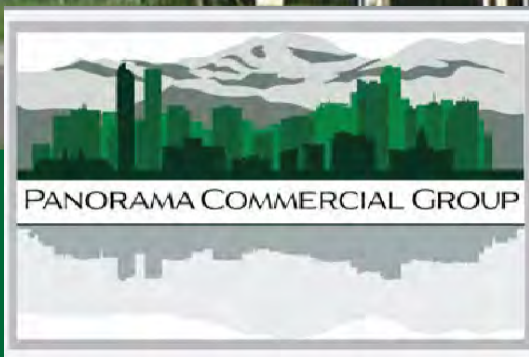
~~\$1,875,000~~

- LOCATED IN DENVER
ENTERPRISE ZONE
- BUILT IN 2007
- SUITED FOR OWNER/USER
OR INVESTOR

\$1,670,000

OFFERED SF: 6,262 SF

- 3,396 SF OF ULTRA HIGH
QUALITY AUDIO/VIDEO STUDIO
- 2,866 SF OF FLEX/INDUSTRIAL
SPACE



CLAIRE HERTEL
BROKER ASSOCIATE

CELL: 303.506.2918

OFFICE: 303.996.0690

CLAIRE@PANORAMACOMMERCIALGROUP.COM

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Panorama Commercial Group proudly presents this rare opportunity to buy a state of the art audio and video recording studio. Located in Denver, this space is in an Enterprise Zone that promotes a business-friendly environment allowing for state income tax-credits offering promotional opportunities and capital investment.

Next to the recording studio is roughly 3,000 SF of flex space that could be transformed into a concert hall, used for storage, or rented out for additional income. This space is great for Owner/Users or Investors looking for a once in a lifetime opportunity to own a one-of-a-kind space.

MULTI-USE STUDIO/CONDO



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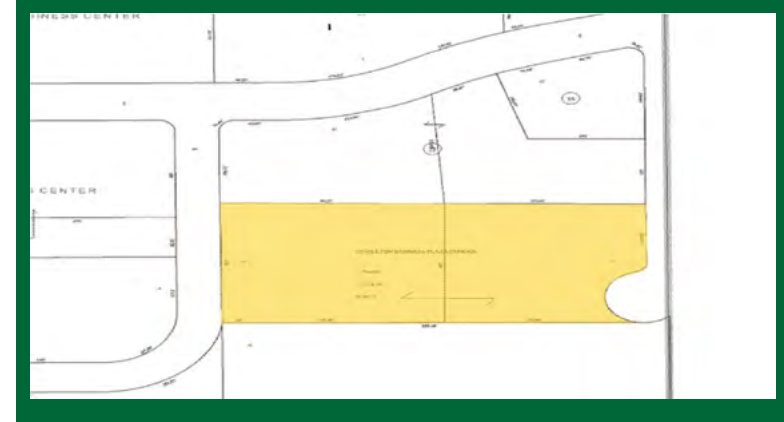
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- Over 3,000 SF of professional audio/visual recording studio space
- Equipped with top of the line buildout, technology, lighting and equipment.
- Personally designed by a recording artist with over 50 years of experience in national markets.
- Enterprise Zone
- Close to 3,000 SF of flex/industrial space to expand into, transform, or rent for additional income.
- Located in a very well maintained and newly built industrial park.

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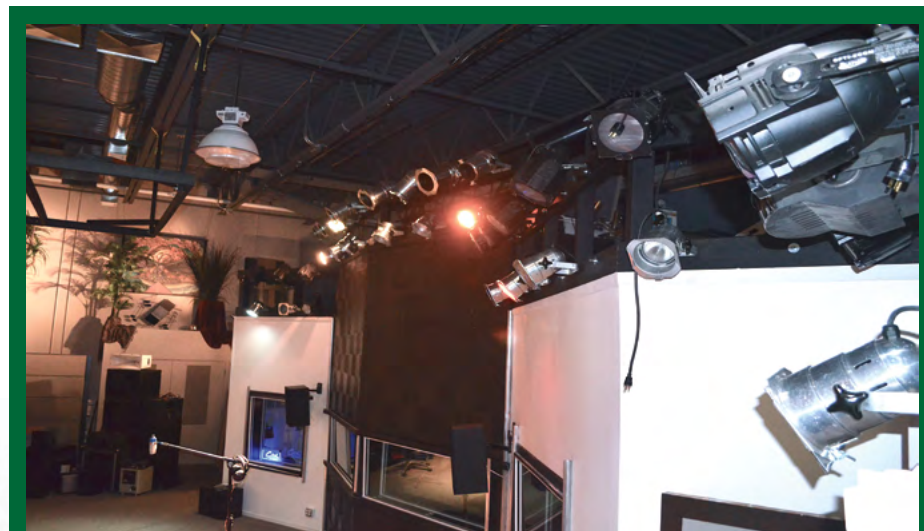


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