

FOR SALE

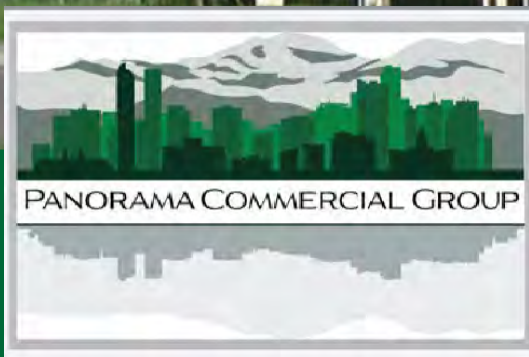
AUDIO & VIDEO RECORDING STUDIO

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

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

\$990,000

- 3,396 SF OF ULTRA HIGH QUALITY AUDIO/VIDEO STUDIO



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. Additional Units available at additional cost.



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BROKER ASSOCIATE

MULTI-USE STUDIO/CONDO



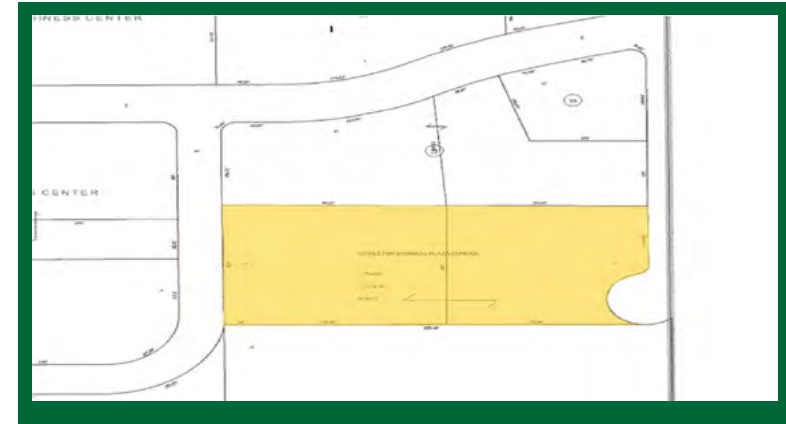
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- Over 3,000 SF of professional audio/visual recording studio space
 - Equipped with top of the line buildout, technology, lighting and equipment.
 - Personally designed by a recording artist with over 50 years of experience in national markets.
-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

AUDIO & VIDEO RECORDING STUDIO
WITH INDUSTRIAL SPACE



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