

# FOR SALE

HIGH-END FLEX/INDUSTRIAL SPACE

4605 N. QUEBEC ST.  
UNIT: B-3  
DENVER, CO 80216

\$340,000

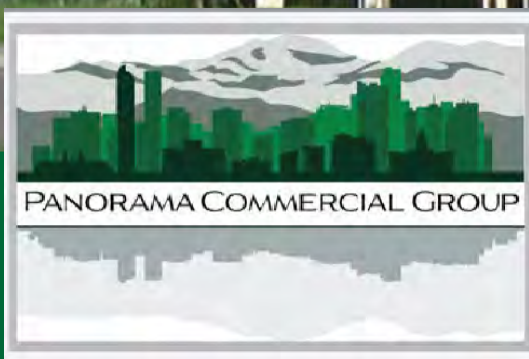
(\$237/SF)

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

AUTO & MARIJUANA NOT PERMITTED BY HOA

OFFERED SF: APPROX. 1,433 SF

- ONE BATHROOM IN UNIT
- ONE DRIVE-IN-DOOR 10' X 10'
- HEATING & COOLING SYSTEMS
- CEILING HEIGHT: 22'
- PARTIAL 2ND FLOOR MEZZANINE



CLAIRE HERTEL  
BROKER ASSOCIATE

CELL: 303.506.2918  
OFFICE: 303.996.0690  
CLAIRE@PANORAMACOMMERCIALGROUP.COM

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

Unit B-3 is located in a well-maintained flex/industrial condo park. 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 investments.

Adjacent to unit B-3 is unit B-2 which is also for sale. The wall between the units can be taken down to create roughly 3,000 SqFt of flex/industrial space.



CLAIRE HERTTEL  
BROKER ASSOCIATE

## MULTI-USE STUDIO/CONDO



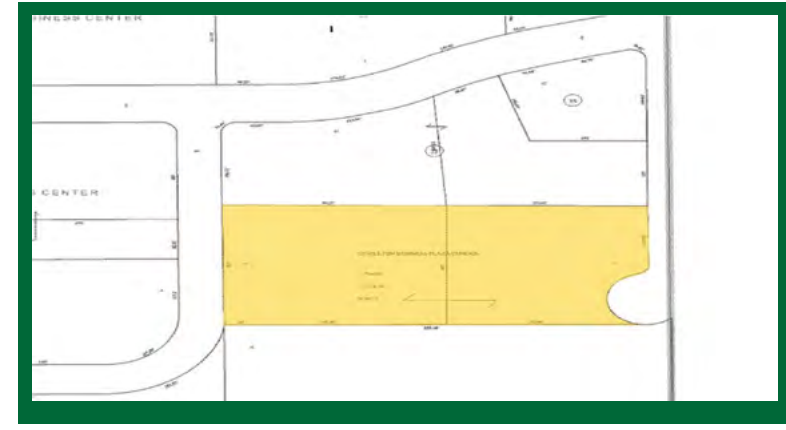
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HIGH-END  
INDUSTRIAL/FLEX SPACE

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

- Located in a very well-maintained and newly built industrial park
- Next to other established businesses
- Enterprise Zone
- Right off of Quebec and I-70
- Great for showroom, gym, storage, retail etc.

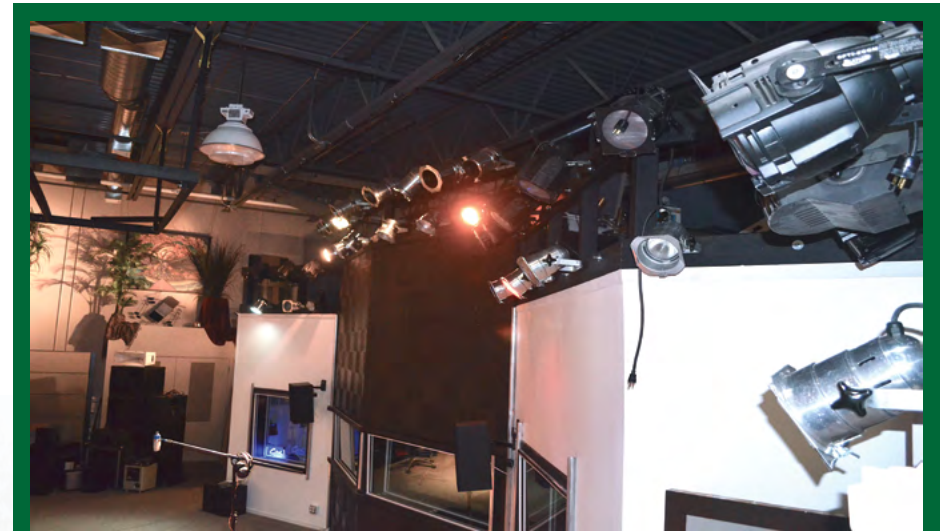


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# FOR SALE

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



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