

FOR SALE

RARE INFILL OPPORTUNITY
ALLOWING OUTDOOR STORAGE

2155 - 2201
S. VALENTIA ST.
DENVER, CO 80231

ZONING: I-1
UNINCORPERATED
ARAPAHOE COUNTY

\$5,500,000

LOT SIZE: 6.88 ACRES

UNDER \$800K PER ACRE

\$18.35 PSF - LAND

INCLUDES APPROX.:

18,550SF OF STRUCTURES

-10,650 SF/OUTBUILDINGS

- 7,900 SF IMPROVED



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FOR SALE 2155 - 2201 S. VALENTIA ST.

INFILL OPPORTUNITY

The property located at 2155-2201 S Valentia Street in Denver (unincorporated Arapahoe County) consists of 6.88 acres 9 structures. 3 of which are shops totaling 7,900 sf and 6 Sheds at 10,650 sf.



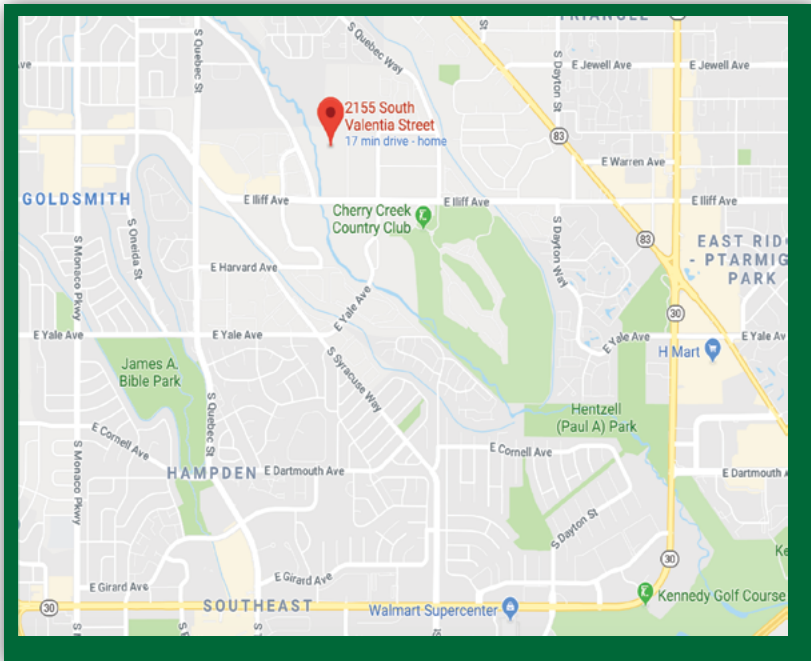
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BUILDING	SF	TYPE	BUILDING	SF	TYPE
1	3,800 SF	OFFICE	6	1,500 SF	SHED
2	2,100 SF	SHOP	7	650 SF	SHED
3	2,000 SF	SHOP	8	4,800 SF	SHED
4	1,200 SF	SHED	9	1,200 SF	SHED
5	1,300 SF	SHED			



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THE FOLLOWING ARE EXCERPTS FROM:

ENVIRONMENTAL SITE ASSESSMENT REPORT
FOR THE
2155 AND 2201 S. VALENTIA PROPERTIES
MAY 2000

"The 2155 property is used for a fencing business and the 2201 property is used to a pipe supply business. Both businesses have been located on the properties since development of the area in the 1970's. Prior use of the properties in the area was for landfilling of refuse from the City of Aurora."

"A review of the available records showed that there were no leaking USTS located in the area of the properties."

"Four soil borings were placed on each property."

"The subsurface information obtained from the borings showed that clean fill and debris fill was found on both of the properties."

"Soil materials encountered included predominately sands with some clay. Black materials with cans, newspaper, glass and other debris characterized the debris fill."

"None of the results indicated that soils are hazardous."

"None of these results showed that the groundwater in the area exceeds primary drinking water standards. Groundwater samples obtained from the existing wells showed no detection above the method loser detection level or above drinking water standards."

"Although an odor was noted within the debris materials none of the soil samples obtained from either property were indicative of hazardous materials. Groundwater samples collected from the borings and from the existing wells showed that the groundwater did not exceed primary drinking water standards."



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