



1125 S Inca Street
Denver, CO 80223

OFFERING
MEMORANDUM

PANORAMA COMMERCIAL GROUP

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PROPERTY HIGHLIGHTS

Investment Highlights

Price	\$2,975,000.00	\$2,619,000.00
PSF	\$249.92	\$220.00



Property Highlights

Zoning	Zoning: I-A, UO-2
Building SF	11,904
Lot SF	.41 ac
Parking	Fenced lot and on-street
Construction	Masonry and Brick Construction
Year of Constr	1960/2018
Renovations	Renovated 2018 including (but not limited): New Roof, Insulation, LED Lighting, New Offices

Property Details

Central Denver
Easy Access to 1-25 via
Mississippi and Santa Fe
3 Drive-In Doors
1 Dock-High Door
Air Conditioned Warehouse
Updated bathrooms
Power: 200/a480v 3ph

PROPERTY PHOTOS



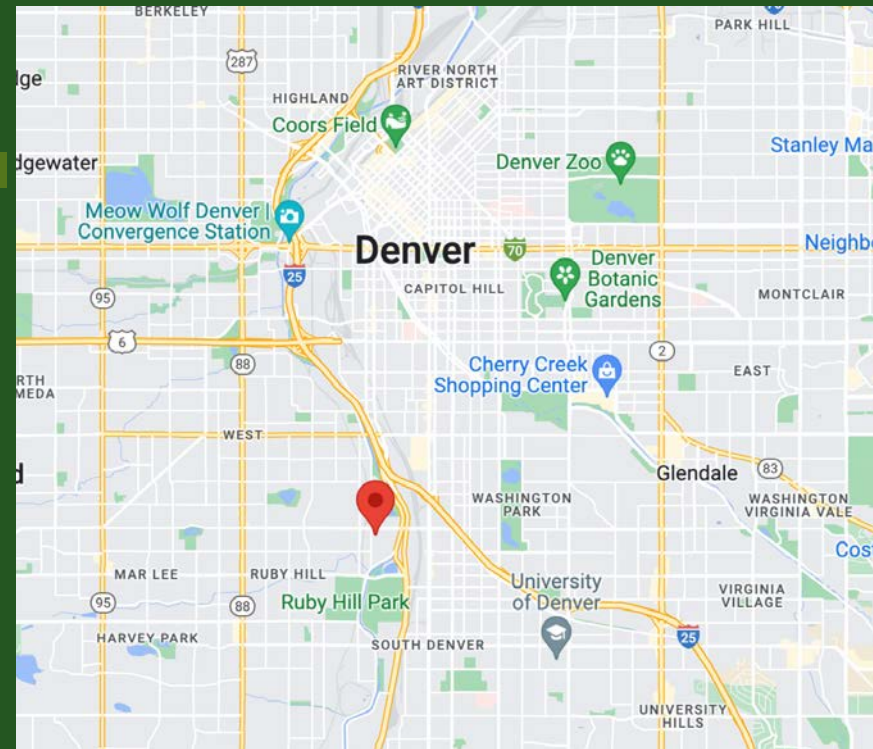
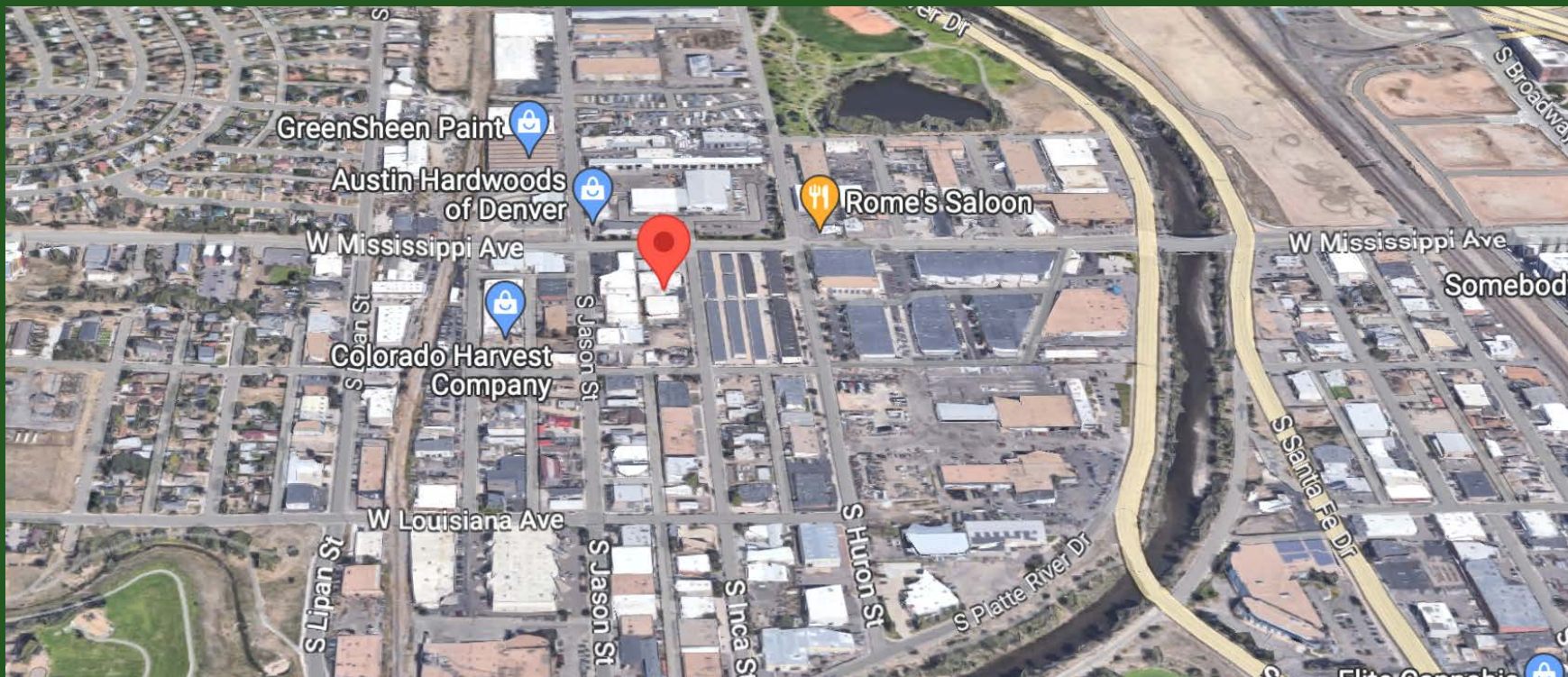
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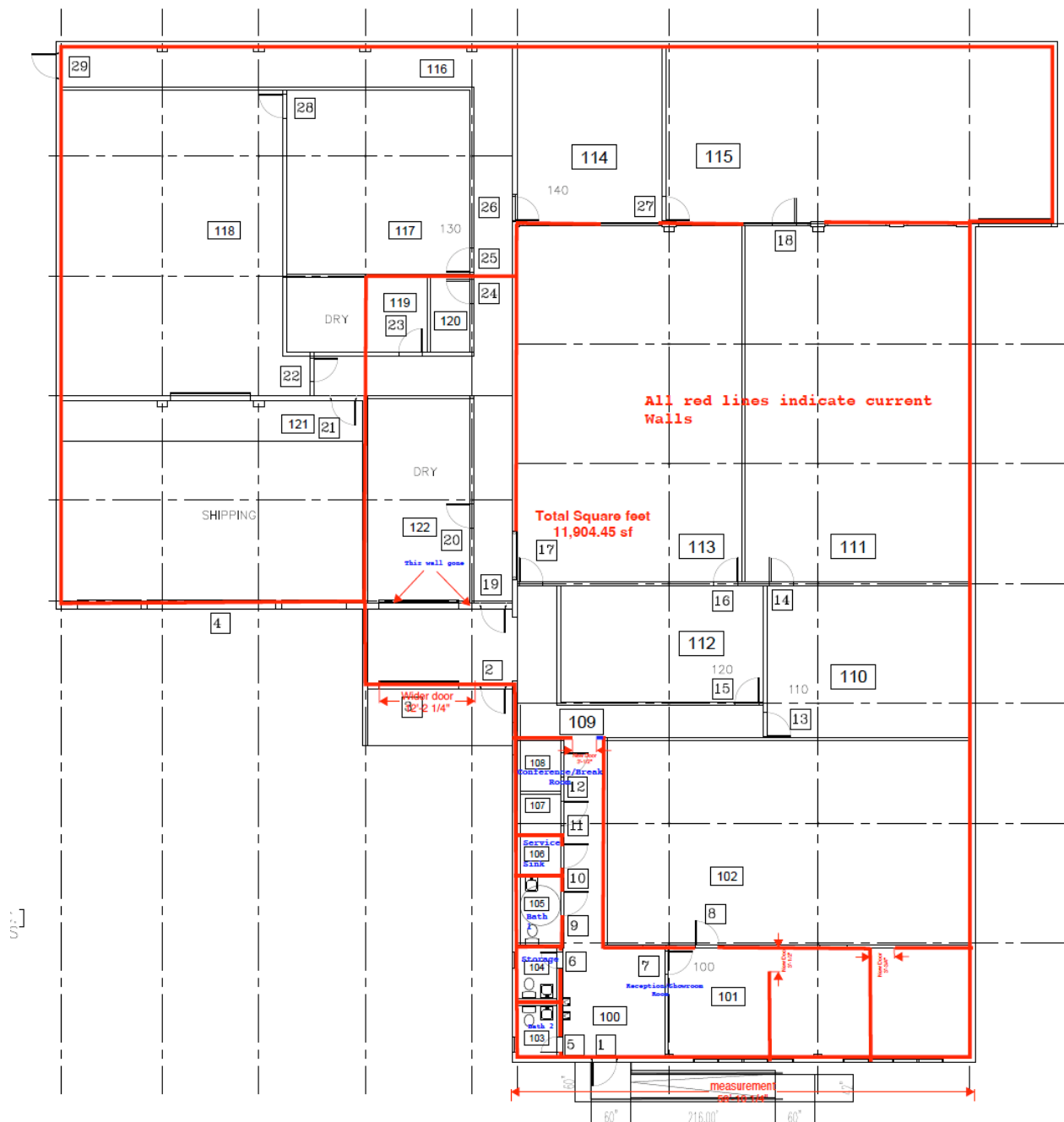
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PROPERTY MAPS



1125 S Inca Street

SITE SURVEY





Mark Pyms

BROKER/OWNER



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