



PANORAMA COMMERCIAL GROUP

4601 N QUEBEC UNITS C8-C9 DENVER, CO 80216

PRICE: \$830,500

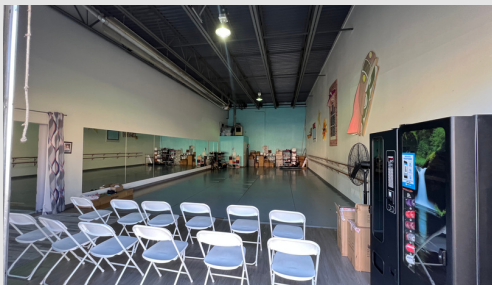
PRICE/SF: \$275

BUILDING SF: 3,020

ZONING: I-B

CEILING HEIGHT: 20'

DRIVE-IN DOORS: 2(10'X8')



ABOUT THE PROPERTY

Located right off of I-70 and Quebec, this Industrial/Flex condo is located in Stapleton Business Park. The unit is just over 3,000 square feet and boasts 20' ceilings, an open floor plan and two private restrooms. Built in 2005, the property is well managed and is situated amongst other successful businesses and amenities.



ENTERPRISE ZONE



NUMEROUS USES PERMITTED
(NO MARIJUANA OR AUTO)



POSSIBILITY TO ADD
MEZZANINE



CONVENIENT ACCESS TO
HIGHWAYS AND MANY
AMENITIES

DO NOT DISTURB CURRENT TENANT

CLAIRE HERTEL

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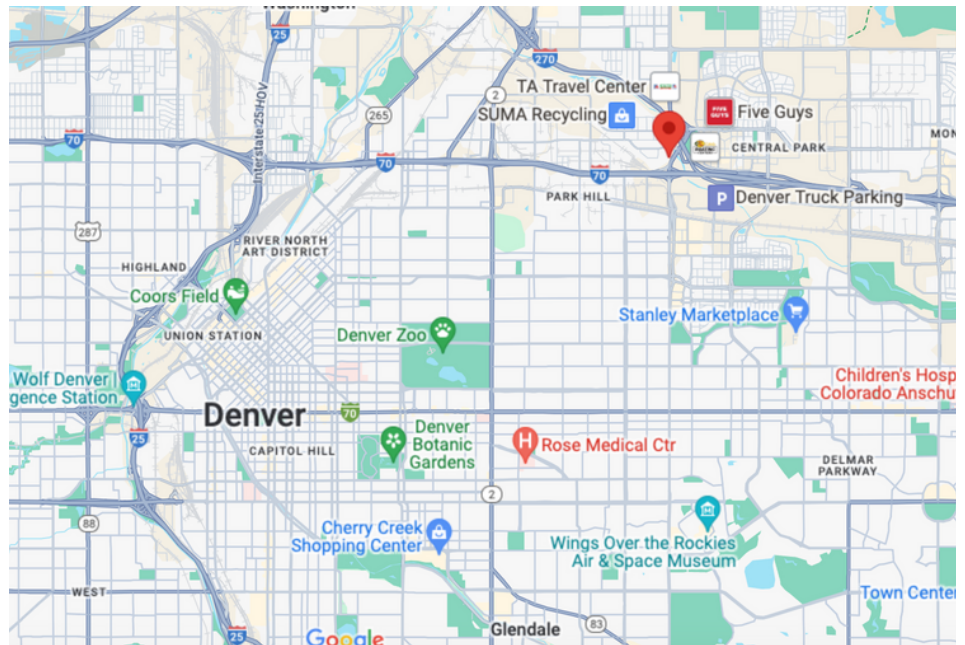
303.506.2918 | 303.996.0690



**4601 N QUEBEC
UNITS C8-C9
DENVER, CO 80216**

FOR SALE

High-End Flex/ Industrial Condo



Stapleton Business Park is located in on the Northwest side of I-70 and Quebec in Denver, with daily traffic counts of 116,323 cars and 62,240 cars respectively. Situated near the Central Park/ Lowry/ Northfield neighborhood, the average household income within 1 mile of the property is \$141,301. Built in 2005, the unit is perfect for either personal or business use and is set amongst other businesses in the condo park.



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