

#### FOR SALE PRICE REDUCED!

3632 Morrison Road, Denver, CO 80219 425 - 431 South Lowell Blvd., Denver, CO 80219



425-431 South Lowell Blvd (and lot)



3632 Morrison Road

#### PROPERTY HIGHLIGHTS:

### Perfect for automotive!!!

- Direct Morrison Road Exposure with traffic count of approx. 15,000 cars per day. Just Southwest of Alameda.
- Fenced & secure yard area.
- 3 drive-in doors, one curb cut at Lowell and one on Morrison Rd.
- One building has a long term tenant and the other is used for storage by the owner
- Excellent investment or great user deal.
- B-4 Zoning on 3632 Morrison Road & 425 S. Lowell Blvd.
- 431 S. Lowell zoned R-2

## \$425,000 (\$101/SF)

Industrial Multi-Tenant or User Property with Vacant R-2 Lot \$280,000 For 3632 \$145,000 For 425-431

#### **EXCLUSIVELY LISTED BY:**

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# **FOR SALE**

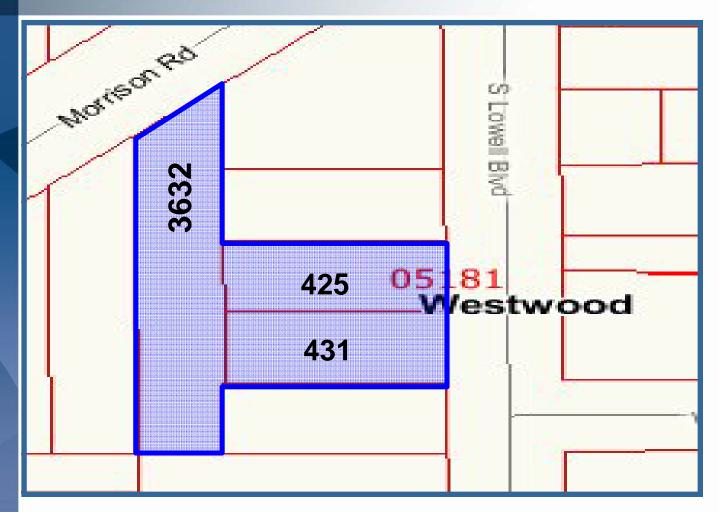
Perfect for automotive, exposure on Morrison Road, drive-through shop with offices, large B-4 zoned yard area for parking and storage, additional warehouse and office on S. Lowell Blvd. - paint booth in one building and shop in the other!





Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe duties to the seller, which include utmost good faith. We negotiate on behalf of and act as advocate for the seller. Please do not tell us any information that you do not want shared with the seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.

# **FOR SALE**



### **GENERAL INFORMATION:**

### 3632 Morrison Road

Building SF: 2,788SF Lot SF: 9,360SF

Office SF: Approx. 800SF

Ceiling Ht: 12'-14'

Drive-ins: 2– 10' X 10' Drive Thru

Zoning: B-4

Taxes: \$4,139.61
HVAC: GFA/Swamp
Electric: 200A/110V/1Ph

To Be Verified

### 425 S. Lowell Blvd.

Building SF: 1,440SF Lot SF: 5,000SF

Office SF: Approx. 500SF

Ceiling Ht: 10'-12'

Drive-ins: 1– 10' X 10' Drive-in

Zoning: B-4

Taxes: \$1,263.80

HVAC: GFA/Swamp

Electric: 200A/110V/1Ph

To Be Verified

### 431 S. Lowell Blvd.

Lot SF: 5,000SF Vacant

Water Tap: Yes
Zoning: R-2
Taxes: \$848.71

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