

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



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