



## Rare Shop & Office Space for Sale or Lease

**Sale Price: \$1,500,000 (\$279/SF)**

**Monthly Lease Payment of \$5,280 plus NNNs**

### Property Features

<b>Building Size</b>	Office	1,158 SF
	Warehouse	4,224 SF
	<b>Total</b>	<b>5,382 SF</b>
<b>Site Size</b>	0.50 Acre	
<b>Loading</b>	1 Dock-High, 3 Drive-In	
<b>Clear Height</b>	12'	
<b>Zoning</b>	M-N-S - More information on permitted uses can be found <a href="#">here</a>	

### Advantages & Amenities

- Located in highly sought after West submarket
- Proximity to large amount of rooftops making ideal location for businesses servicing residential properties
- Close proximity to Hwy. 6 which feeds directly into I-25 to the East and I-70 to the West





**Permitted Uses****Residential Uses**

- Single-Family Dwelling Unit
- Duplex
- Attached Dwelling Unit
- Multifamily
- Group Home (1-8 client residents)
- Group Residential Facility
- Home Business, Major

**Community & Institutional Uses**

- Day Care Facility, Adult or Child
- School, Public or Private
- Religious Institution
- Community Building
- Park

**Commercial & Service Uses**

- Office
- Personal Service
- Restaurant
- Retail
- Bar
- Club, Lodge, or Service Organization
- Fitness or Athletic Facility, Private
- Entertainment Facility, Indoor
- Gallery or Studio

**Infrastructure & Other Uses**

- Transportation Facility, Public
- Utility Facility, Minor
- Horticulture
- Wireless Communications Facility







FOR SALE OR LEASE

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