

Commercial



3703 SQFT



0.2 Acre

PROPERTY DETAILS

Updated space currently being used as a Marijuana processing facility and is one of the few buildings in Denver that has been grandfathered in 2010 as a MIP (Marijuana Infused Processing). Very unique building a must see to truly appreciate!

CURRENT 7.8% CAP RATE - Great income property, this building has never been vacant since 2009 and is very easy to lease out.

Current Tenant has moved out and building is now available to be shown their lease rate was \$6,500 per month + NNN so they paid all expenses including all repairs, taxes and insurance. Could be ideal for a owner user or bring your own Tenant - Landlord has several possible tenants that are interested in leasing if Buyer wants an immediate Tenant.

CLICK HERE FOR A VIRTUAL TOUR - <https://vrtourhosts.com/listing/29471>

Complete update in 2019 new flooring and bathrooms, asphalt parking lot just re done and marked, new concrete on sides of building and in back, fully gated and newer roof. Very low maintenance same owner for almost 40 years.



Tonie Benetti

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<https://www.tbkrealstate.com>

Scan code
for more
property
details

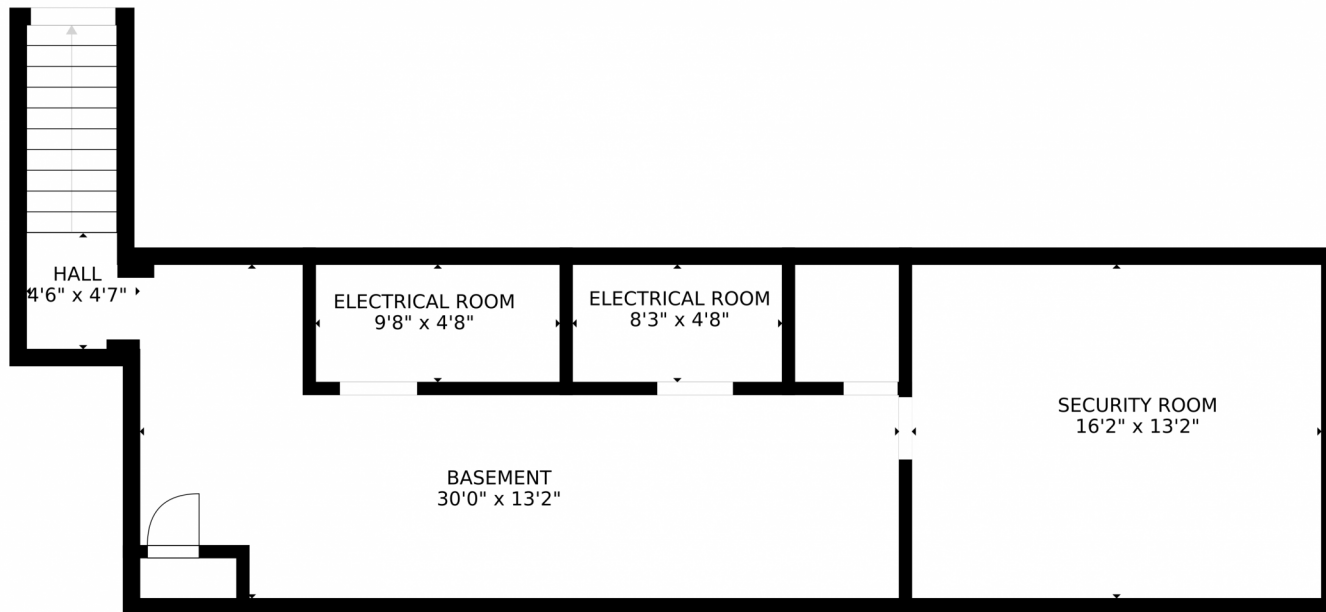


REDUCED READY TO SELL!! Marijuana Infused Product Manufacturing Facility - "MIP" GRANDFATHERED PROPERTY IS NOW VACANT TENANT MOVED OUT AND SHOWINGS CAN BE SET



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

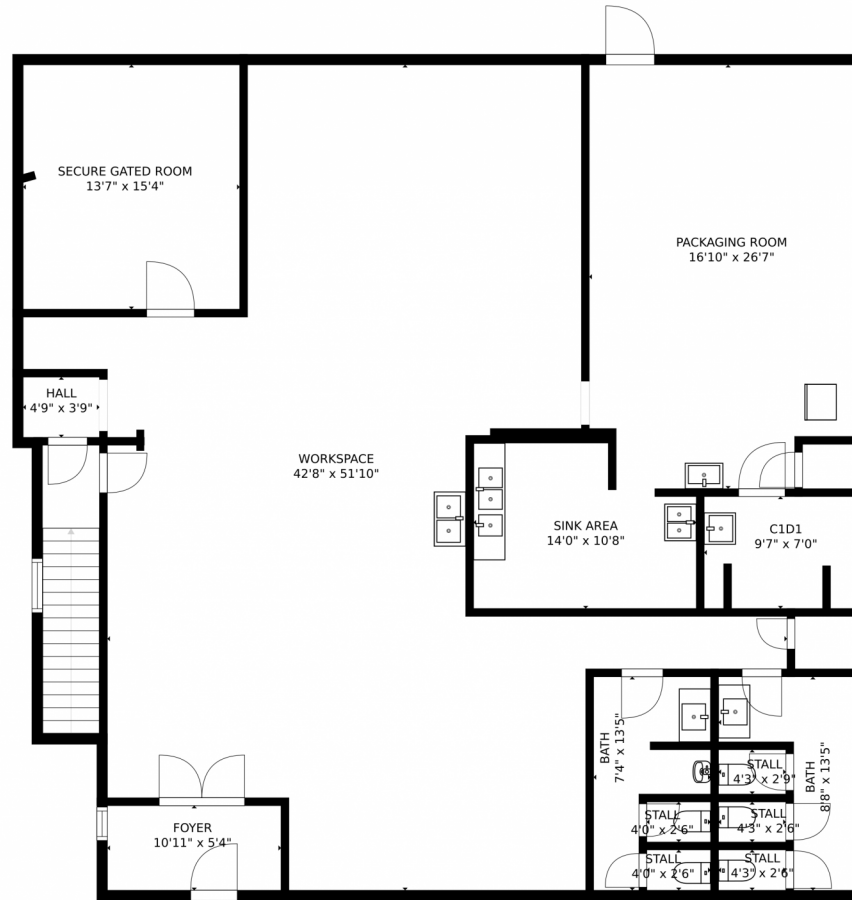
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3925 Oneida Street, Denver, CO 80207 – Main Floor



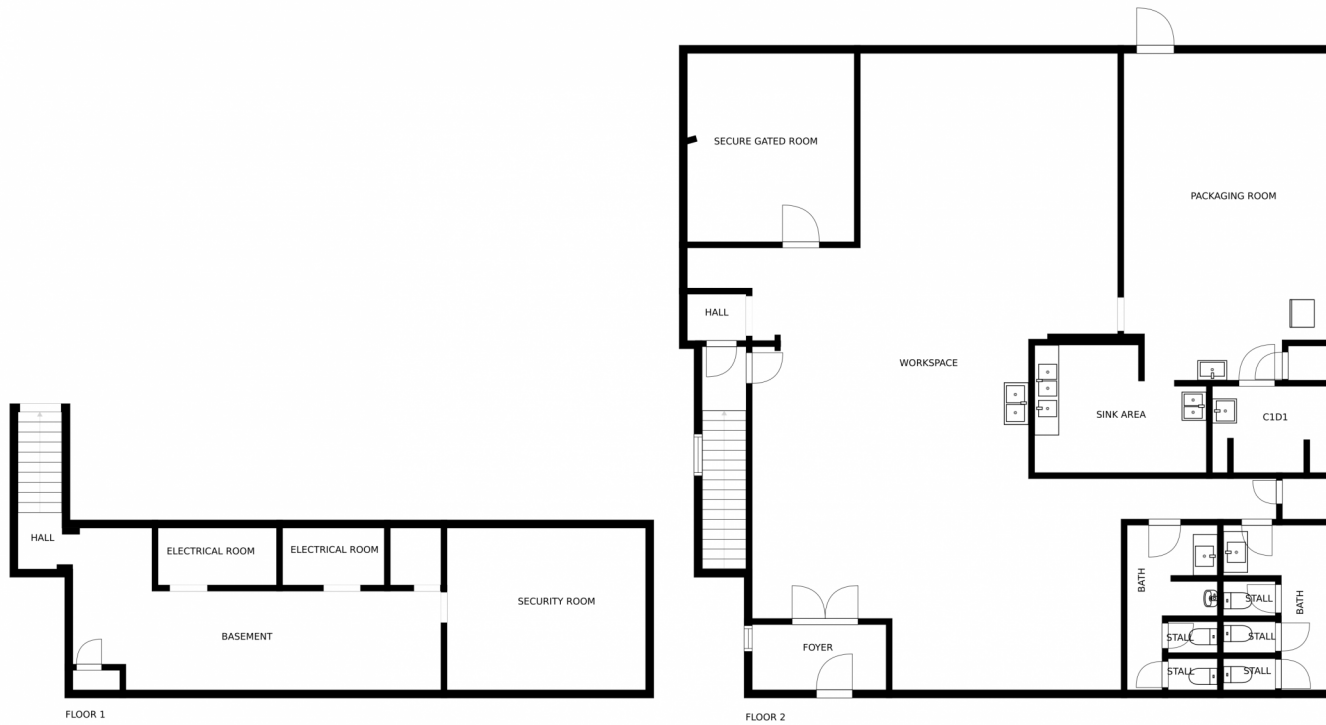
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