



Commercial



500 SQFT



0.24 Acre

## PROPERTY DETAILS

Rare opportunity! Don't miss this one-of-a-kind mixed-use retail and residential space. The business address is 4300 Harlan St. and is close to I-70 in the newer shopping area at former Lakeside Shopping Center site. Extensive indoor and outdoor renovations in 2014. Includes three unique rental properties as well as three sheds. Main Retail Space: Currently leased to Muddy Paws Bath House (dog wash and grooming). 810 sq.ft. with full bath, central air, and heat. The tenant is flexible and willing to negotiate lease for early termination at new owner's request. At the termination of lease, all equipment will be removed. There are 3 rental units. At the address 4330 Harlan is a 900 sq. ft. apartment that includes 2 bedrooms, full bath, central air and heat. Front Studio of 4332 is 374 sq. ft., including full bath, window AC and heat. Rear Studio is 200 sq. ft., in separate dwelling, includes window AC, heat. This unit has not facilities or running water and is a great office rental. All MLS facts are deemed reliable, but not guaranteed. Accuracy to be verified by Buyer/Buyer's Agent.



**Betty Coulthard**  
303-902-1884  
bettysherlockofhomes@gmail.com



**Tracy Reiner**  
303-359-4803  
tracyreiner68@gmail.com



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