

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

I-25 & 8th Ave. Industrial Building

788, 792, 796 Vallejo St, Denver, CO 80204



www.FullerRE.com

GREAT OWNER/USER OPPORTUNITY



Drone Photography by
www.AerialDroneClick.com



\$2,500,000

Building:	10,638± SF
Lot:	22,783± SF
YOC:	1954
Zoning:	I-A
# of Tenants:	Three (3)
Loading:	Three Drive-In Doors
Taxes:	\$28,798 (2022 payable in 2023)

Located immediately off I-25 at 8th Avenue, this site offers prime highway access. Currently housing three tenants, the site also offers a large fenced lot on the side of the building. Permitted uses include retail sales, auto repair, storage, recycling, food prep., and many more.

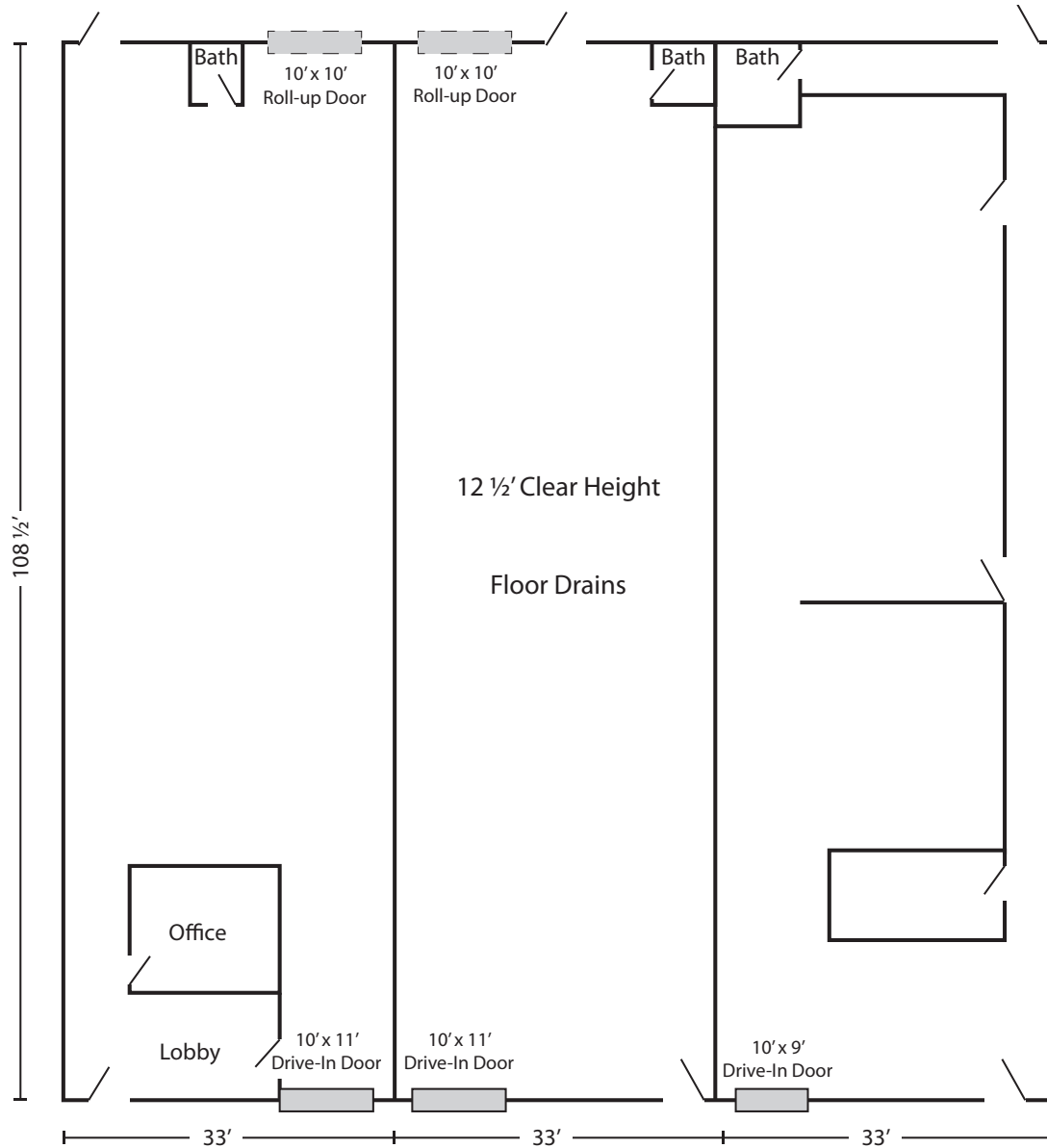


Fuller Real Estate
(303) 534-4822

[Click for
Brokerage
Disclosure](#)

Andrew Dodgen
(720) 287-5412 direct
(720) 670-0377 mobile
ADodgen@FullerRE.com

©2023 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.



This floor plan is a visual representation only and may not be completely accurate.

