

# Small Bay Flex Building For Sale

2180 S. Ivanhoe St., Denver, CO 80222



**For Sale: \$3,950,000** (\$218.61/SF)

## BUILDING OVERVIEW

<b>Building SF:</b>	18,069± SF (per county records)
<b># of Units:</b>	9 Units (15,129 SF Currently Available)
<b>Parking:</b>	26 Spaces (plus on-street parking)
<b>Power:</b>	3-Phase 200 amps per unit (TBV)
<b>Zoning:</b>	I-MX-3
<b>Taxes:</b>	\$75,796.32 (2024 payable in 2025)
<b>Lot Size:</b>	0.85± AC
<b>YOC:</b>	1978 / Renovated 2022
<b>Ceiling Height:</b>	12.5' Clear
<b>HVAC:</b>	15 Units (varying ages)
<b>Roof:</b>	White TPO Membrane (TBV)
<b>Property Mix:</b>	49% Office / 51% Warehouse

## PROPERTY HIGHLIGHTS

### Evans Business Plaza

2180 S. Ivanhoe Street is a great opportunity for an owner user/investor to own a versatile 9-unit flex property along the I-25/ E. Evans corridor. Recently renovated in 2022, this 18,096± SF flex property allows for an owner occupier to benefit from in-place income while running their business. Nine independent small bay units, each with front and rear entry. Each unit has a 10x10 roll-up door, private restroom (in-suite), warehouse heating and cooling, and quality finishes.

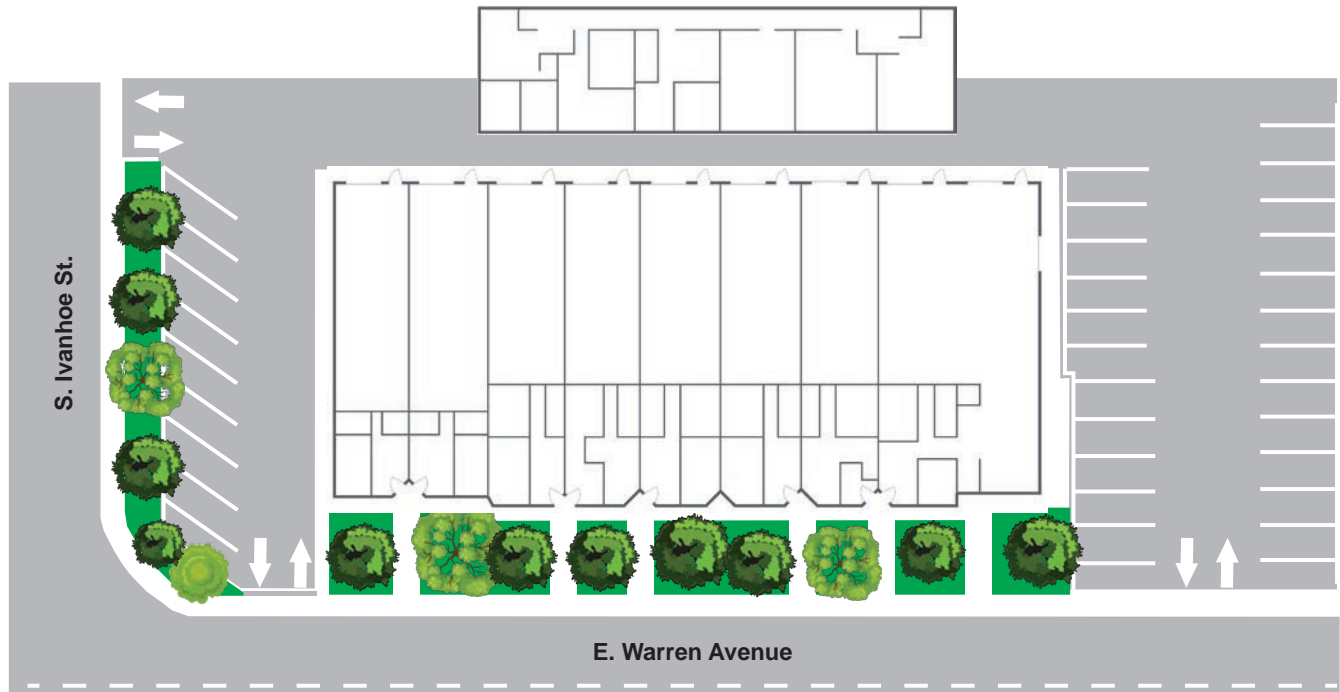
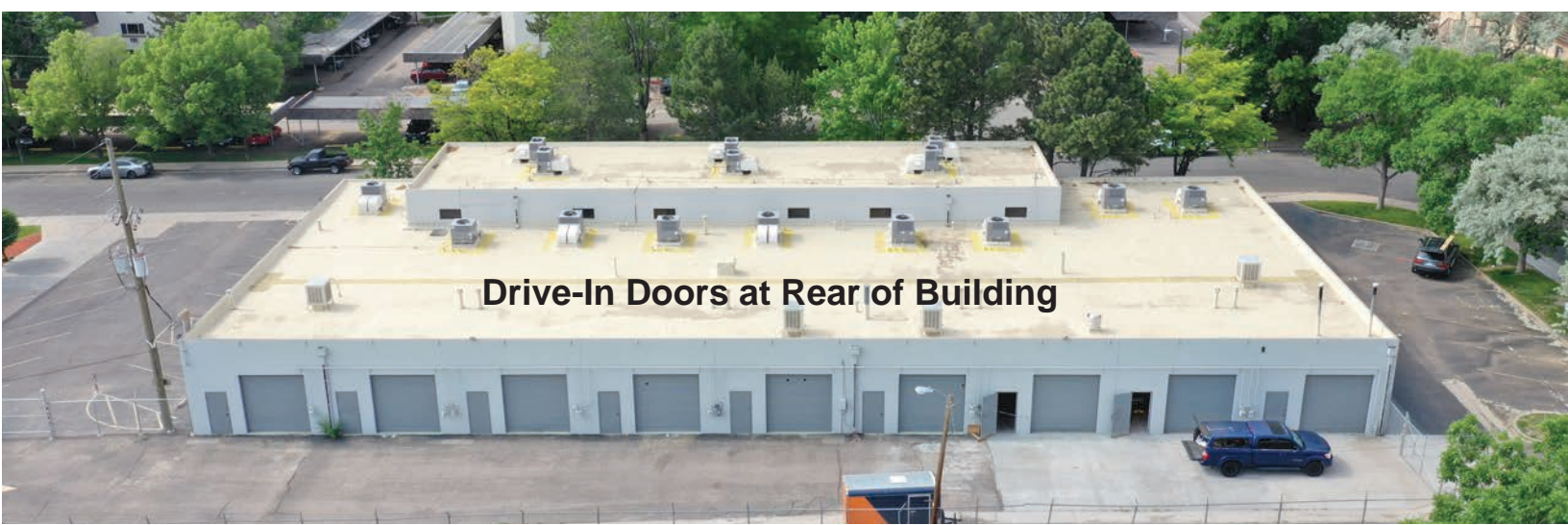




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#### DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

19,560

187,904

454,859



Households

8,817

90,584

217,314



Medium Income

\$74,071

\$73,683

\$74,172



Medium Age

38.80

37.80

38.00

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