

# Small Bay Flex Building For Sale

2180 S. Ivanhoe St., Denver, CO 80222



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**\$4,400,000** (\$243/SF)

<b>Building:</b>	18,069± SF (per county records)
<b># of Units:</b>	9 Units (1 unit available for lease)
<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>	\$74,154.12
<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

## 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. Owner occupies three (3) units. Owner is open to leasing back those units or vacating for a owner occupier.

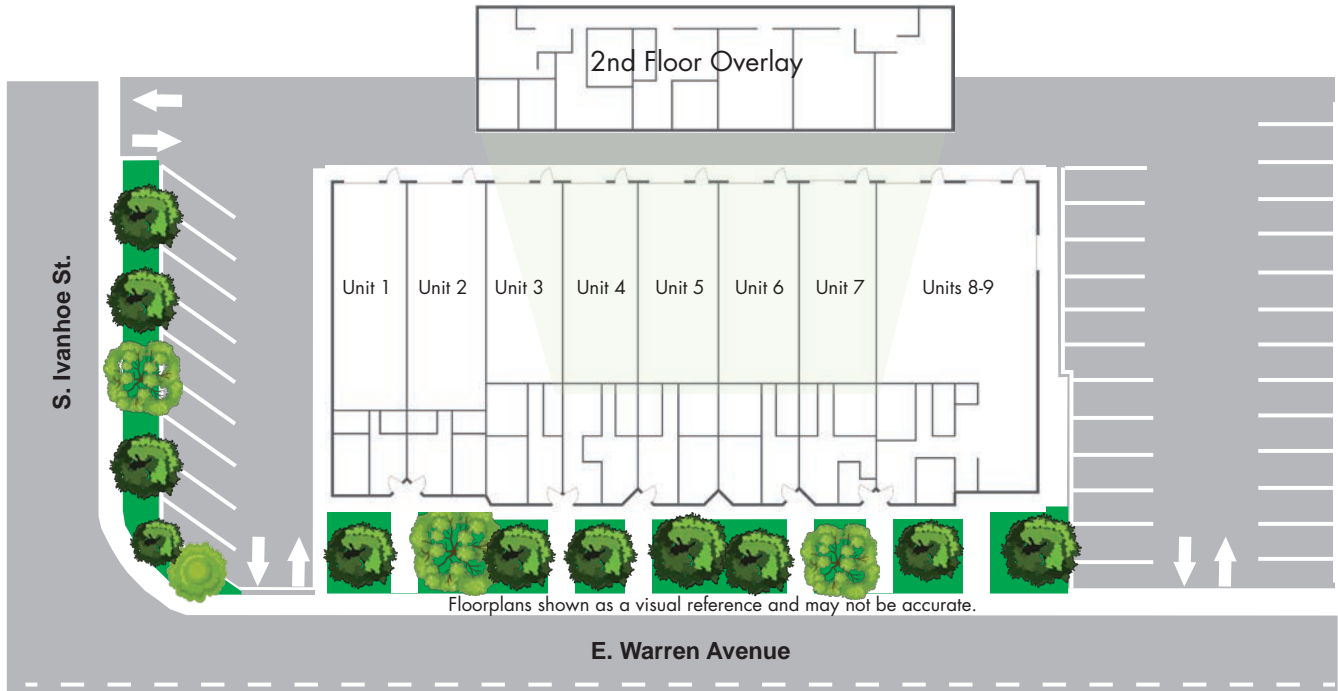
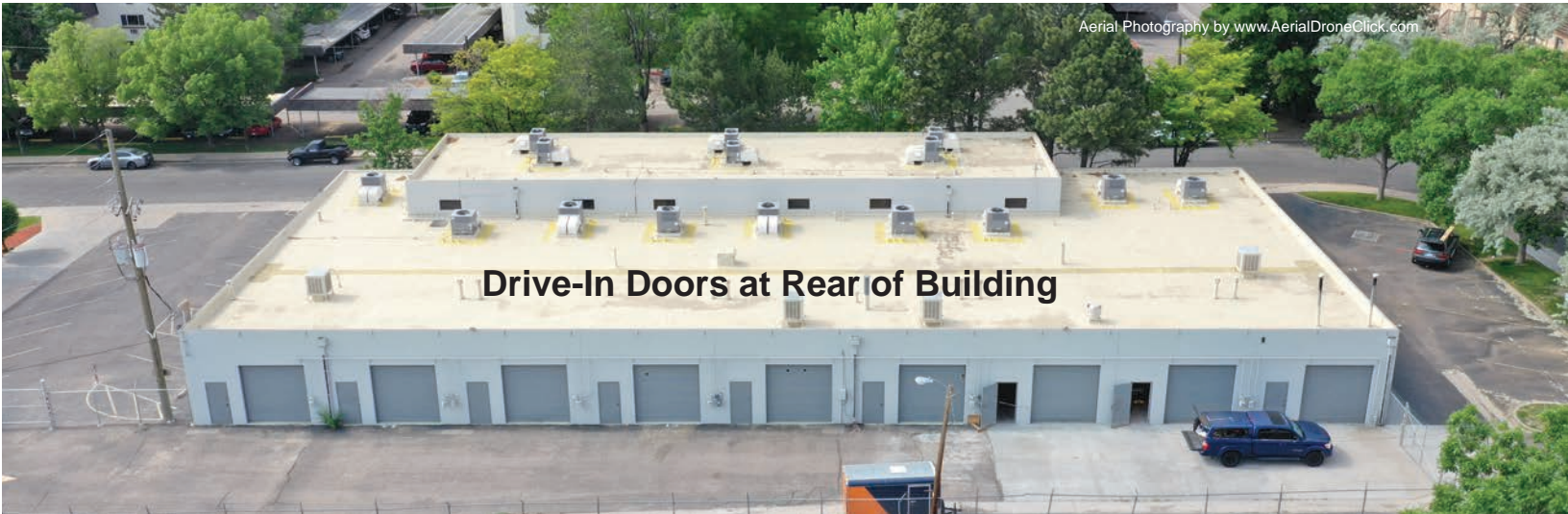
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**BROKERAGE  
DISCLOSURE**

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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