LAND (

INVESTMENTS

Small Bay Flex Building For Sale

2180 S. Ivanhoe St., Denver, CO 80222



www.FullerRE.com



BUILDING OVERVIEW

Building SF:	18,069± SF (per county records)
# of Units:	9 Units (15,129 SF Currently Available)
Parking:	26 Spaces (plus on-street parking)
Power:	3-Phase 200 amps per unit (TBV)
Zoning:	I-MX-3
Taxes:	\$75,796.32 (2024 payable in 2025)
Lot Size:	0.85± AC
YOC:	1978 / Renovated 2022
Ceiling Height:	12.5' Clear
HVAC:	15 Units (varying ages)
Roof:	White TPO Membrane (TBV)
Property Mix:	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 rollup door, private restroom (in-suite), warehouse heating and cooling, and quality finishes. Units 3-9 could be made available for a total of 15,129 SF.

Fuller Real Estate (303) 534-4822 Brokerage Disclosure to Buyer Alex Scott (720) 287-5417 direct (972) 207-8877 mobile AScott@FullerRE.com

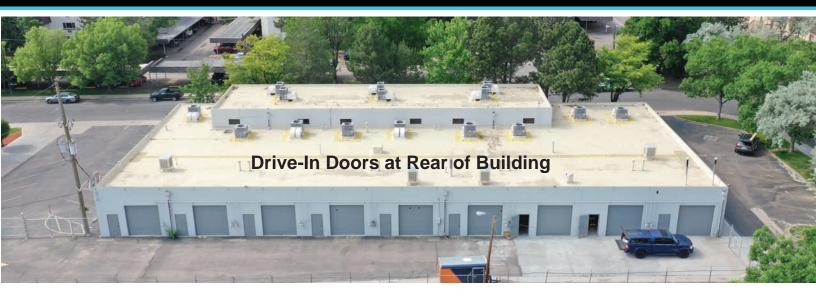
Travis Wanger (720) 974-2790 direct (303) 888-1061 mobile TWanger@FullerRE.com

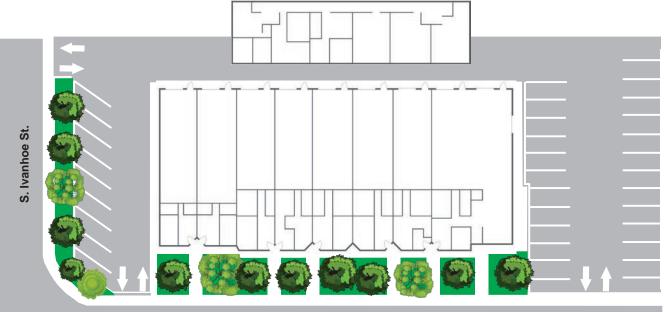


www.FullerRE.com

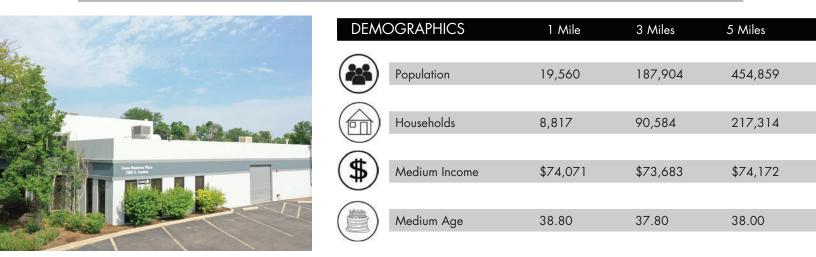
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021





E. Warren Avenue



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.