## **Uptown Office Building For Sale**

1645-1655 Grant St., Denver, CO 80203





## **BUILDING OVERVIEW**

Building SF:	17,160± SF
Lot Size:	0.31± AC
YOC:	1951 / 2014 / 2017 renovation
Parking:	18 Spaces - Secured
Taxes:	\$86,178.12 (1645 & 1655)
Zoning:	C-MX-12
HVAC:	12 Units (replaced/new in 2021)

## **PROPERTY HIGHLIGHTS**

- Covered & Secured Parking with Fenced & Secured Bike Storage
- Modern Finishes
- ADA Access & Restrooms
- Open & Flexible Space
- Walking Distance to Restaurants
- Seller Financing Available
- Great Location in the Heart of Uptown

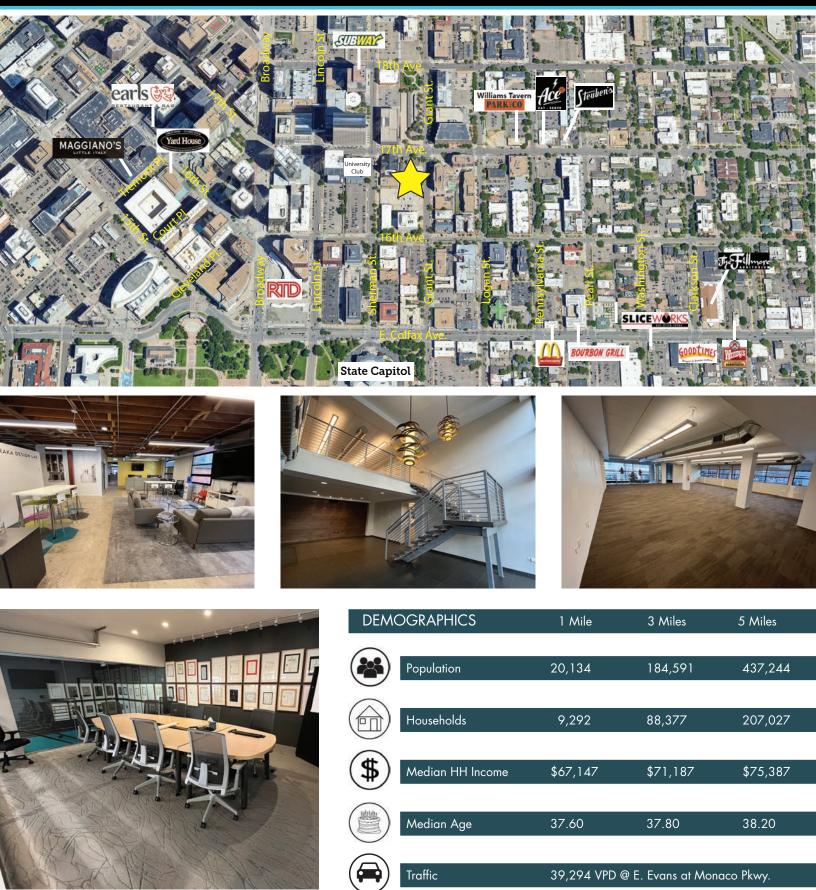
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