



## *Denver Office/Warehouse Building for Sale*

665 Kalamath Street  
Denver, CO 80204



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665 Kalamath Street  
Denver, Colorado

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Travis Wanger, and Alex Scott of Fuller Real Estate are acting as Seller's Agents ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage

[Click here for a digital Brokerage Disclosure form](#)



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# BUILDING SUMMARY



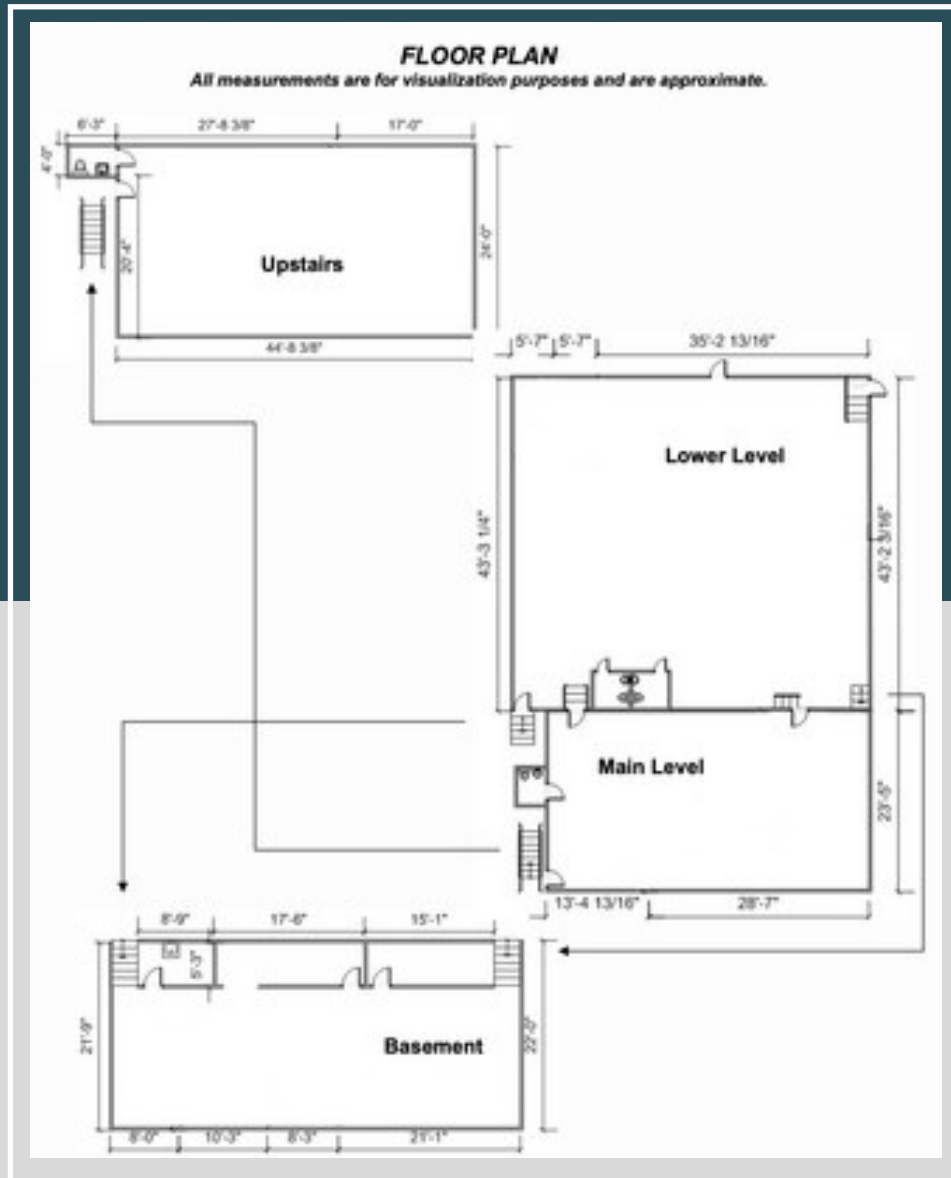
<b>Price:</b>	<i>\$2,925,000 - Seller Financing Available</i>
<b>Property Type:</b>	Flex - Office/Warehouse
<b>YOC:</b>	1966 / 2006
<b>Building Size:</b>	6,750 SF
<b>Lot Size:</b>	24,000 SF
<b>Zoning:</b>	I-A
<b>Parking:</b>	40 Surface Spaces ( <i>newly resurfaced 2023</i> )
<b>Signage:</b>	Monument/Billboard
<b>Taxes:</b>	\$31,064.14 (2023)

## PROPERTY INFORMATION

665 Kalamath Street is an Owner/User office/warehouse building for sale. This property offers the owner prime frontage on Kalamath St. with easy access to I-25. The property is zoned I-A and has numerous uses. Warehouse is about 3,000 sq ft with 13.5' ceilings and 2 bathrooms. Property has 3 floors for office/retail in addition to 2 additional bathrooms on the upper floors.

- ◆ **150' Kalamath St. Frontage**
- ◆ **Near Osage Light Rail Station - 1.0 miles from 10th & Osage**
- ◆ **Direct Access to 6th & I-25**
- ◆ **Three (3) Phase Power—240 V**
- ◆ **Updated HVAC**
- ◆ **New Roof as of 2023 (Under Warranty)**
- ◆ **1.5" Water Tap**
- ◆ **Ability to have Manufactured Roll Up Installed**
- ◆ **Grandfathered Signage Directly on Kalamath St**
- ◆ **13.5 Ceiling Height**
- ◆ **New Front Door**
- ◆ **Billboard Revenue (\$4,200/annually)**

# FLOOR PLAN



# PROPERTY OVERVIEW



665 Kalamath St, Denver, CO 80204

# PROPERTY OVERVIEW

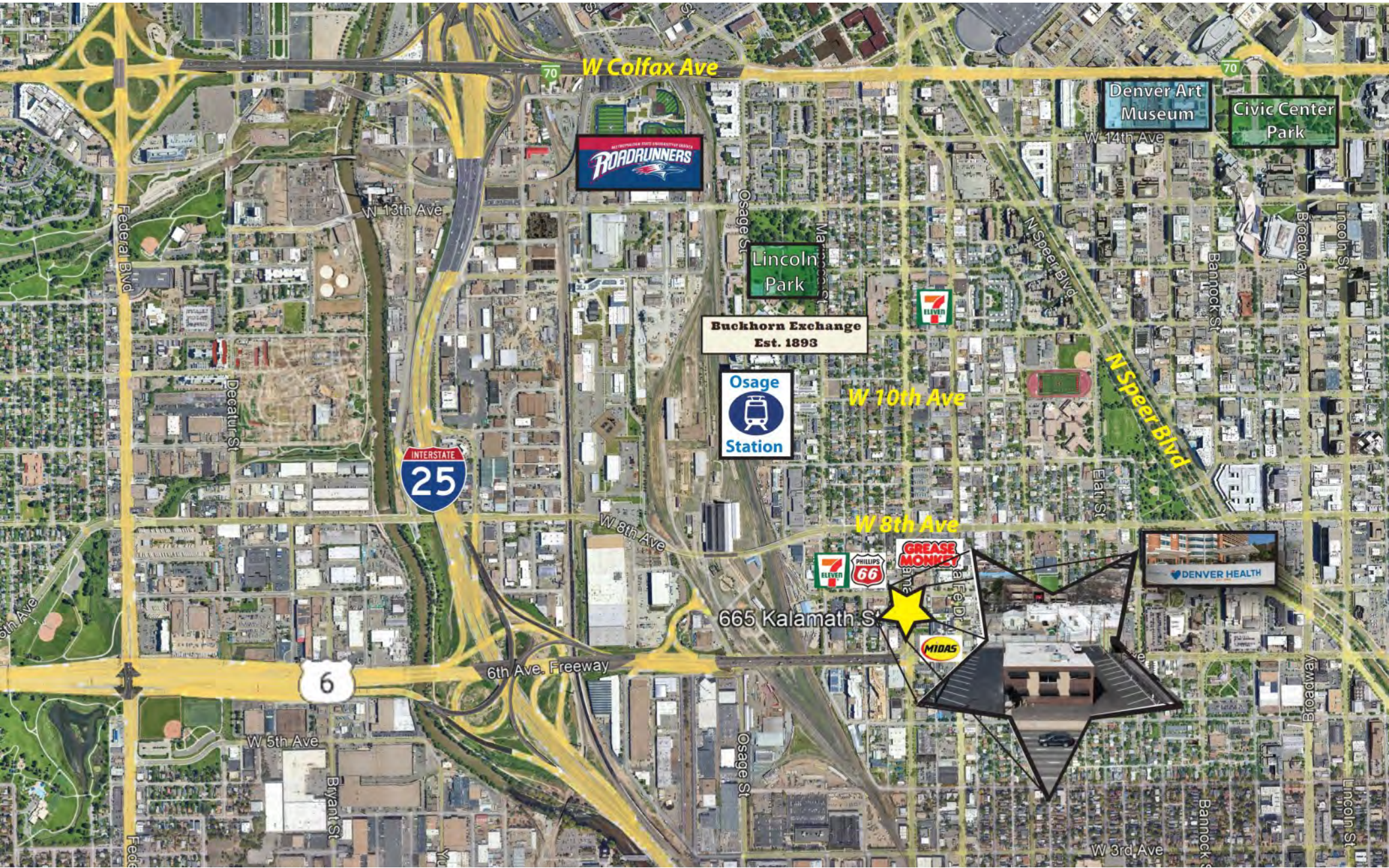


# PROPERTY OVERVIEW



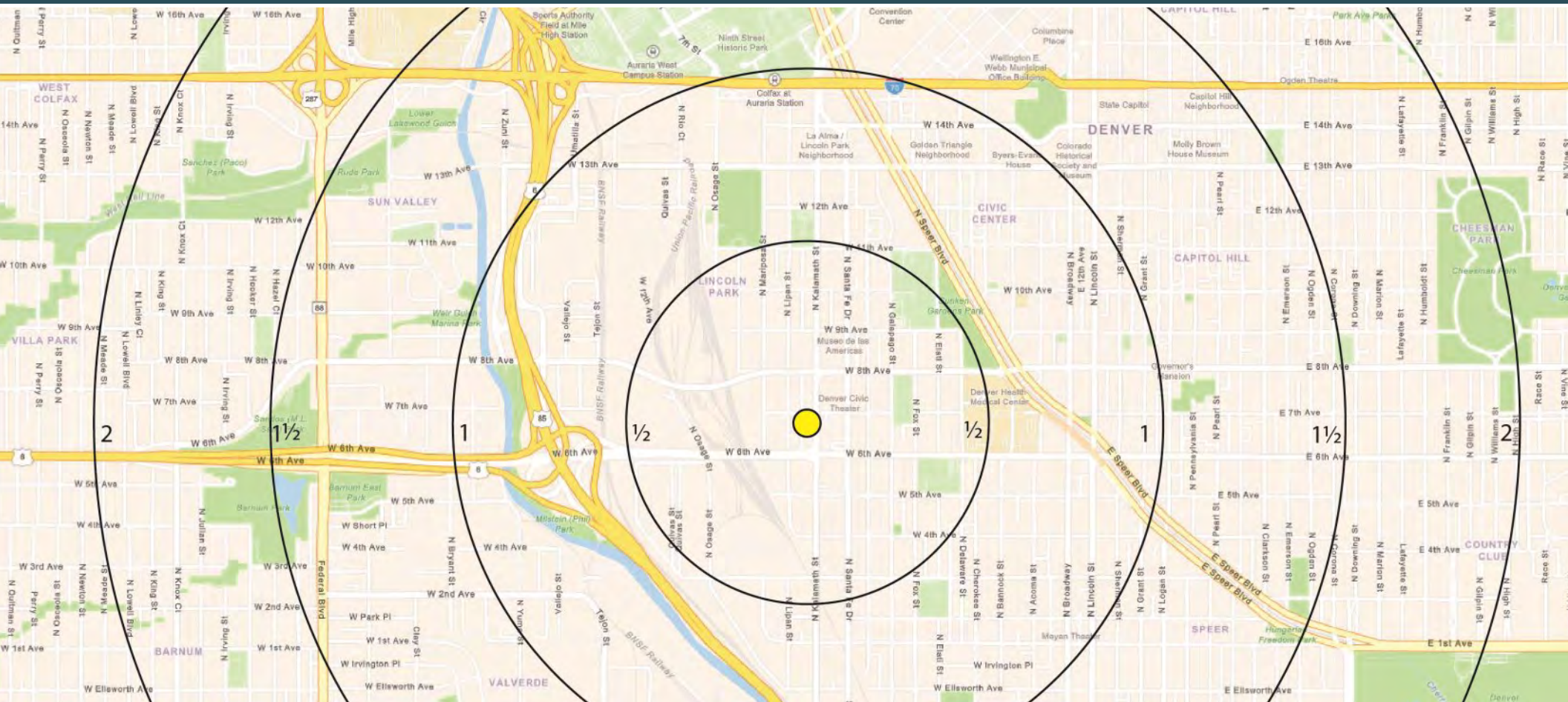
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# LOCATION OVERVIEW





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## Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	20,243	257,392	537,022
HOUSEHOLDS	11,175	128,587	246,965
AVE HH INCOME	\$79,003	\$103,435	\$105,213

### Lincoln Park Home Values

# \$473,117

↓ 3.2% 1-yr

The average Lincoln Park home value is \$473,117, down 3.2% over the past year.

## TRAFFIC COUNTS

**Kalamath St @ W. 7th Ave**  
**38,891 MPSI**

Source: CoStar 2022

Source: CoStar 2023

Source: Zillow - April 2024



## CONTACT INFORMATION



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