



Kalamath St. Flex Building For Sale

665 Kalamath St., Denver, CO 80204



BUILDING INFORMATION

Building Size:	6,750± SF (per county records)
Lot Size:	0.55± AC (24,000± SF)
YOC:	1966 / 2006 renovation
Parking:	40 Spaces (surface/free)
Zoning:	I-A Denver
Ceiling Height:	13.5 Clear
Taxes:	\$31,064.14 (2023 due in 2024)
Property Mix:	50% Office / 50% Warehouse
Power:	3-Phase 240V
Roof:	White Membrane TPO (New in 2023)
Construction:	Masonry

PROPERTY NARRATIVE

665 Kalamath Street is an office/flex/warehouse building for lease. This property offers the tenant prime space on Kalamath with easy access to I-25 via 6th Avenue, just 1/2 block away. 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 a basement and two above-grade floors for office/retail in addition to 2 additional bathrooms on the upper floors. There is ability to have a manufactured roll up door installed at the rear of the building. The property also offers monument signage directly on Kalamath St.

TRAFFIC COUNTS



38,891 vpd on Kalamath
69,549 vpd on 6th Ave.

FOR SALE \$2,925,000

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**Brokerage
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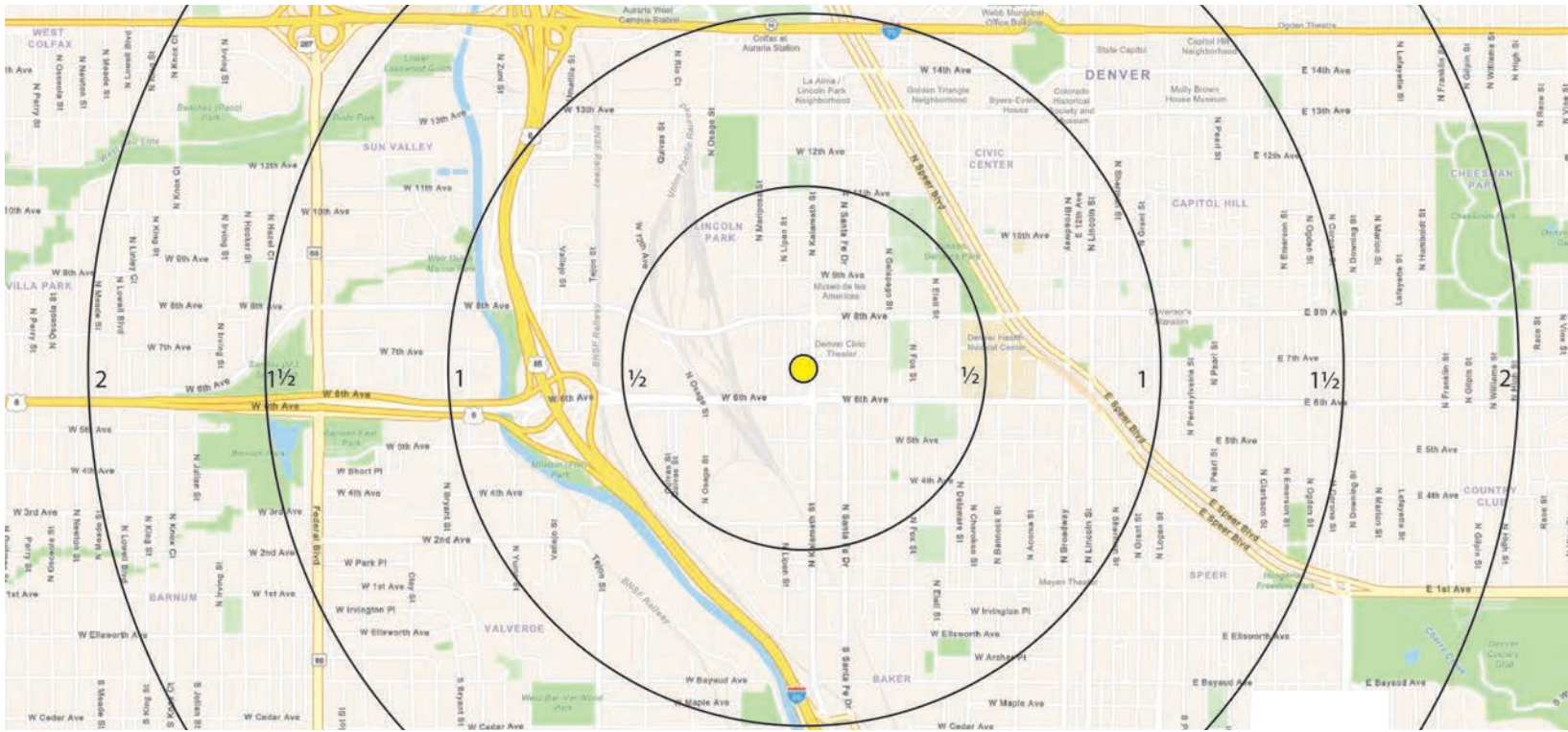
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