



Industrial Condo for Sale

2340 W College Ave, Englewood, CO 80110

CONDOMINIUM UNIT 2340



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PROPERTY INFORMATION

Building Size:	1,659± SF 1,109±, 550± basement
Lot Size:	2,232± SF (Condo)
YOC:	1972
Zoning:	I-1 (Englewood)
Loading:	1 Grade Level (10'H x 16'W)
Clear Height:	10'
Power:	200 A 3 PH
HVAC:	Furnace & Hanging Heater, SwampCooler
Parking:	3 Off-Street Spaces
Taxes:	\$5,616.50 (2023)

PROPERTY SUMMARY

Consider the opportunity to purchase an industrial condominium in Englewood's Baker Park Neighborhood. This condo is zoned Light Industrial (I-1) and affords efficient accessibility to the entire southwest metro area. With 1,109 SF on the main level, and an additional 550 SF in the basement, this unit is perfect for a range of industrial uses. Many recent improvements to include exterior paint, new windows, asphalt, and commercial floor coating system.

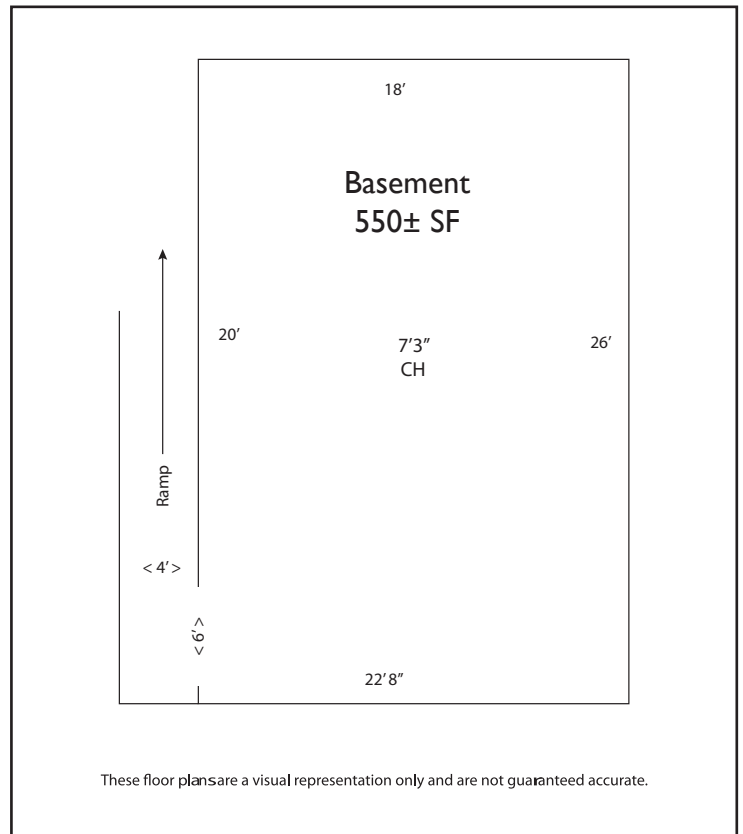
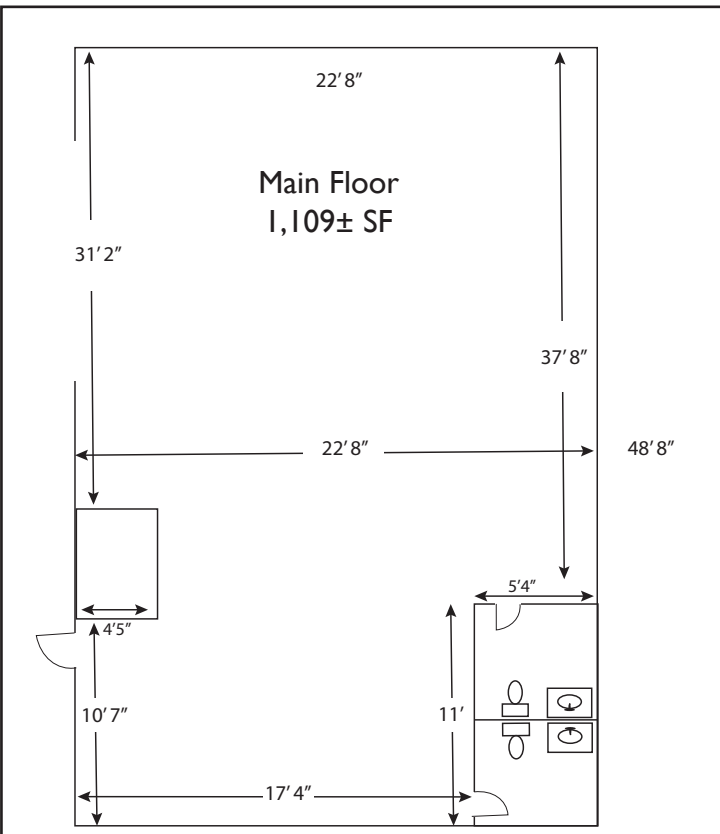
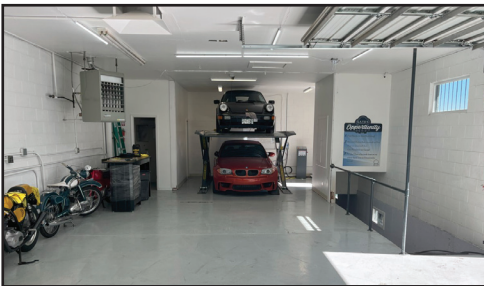
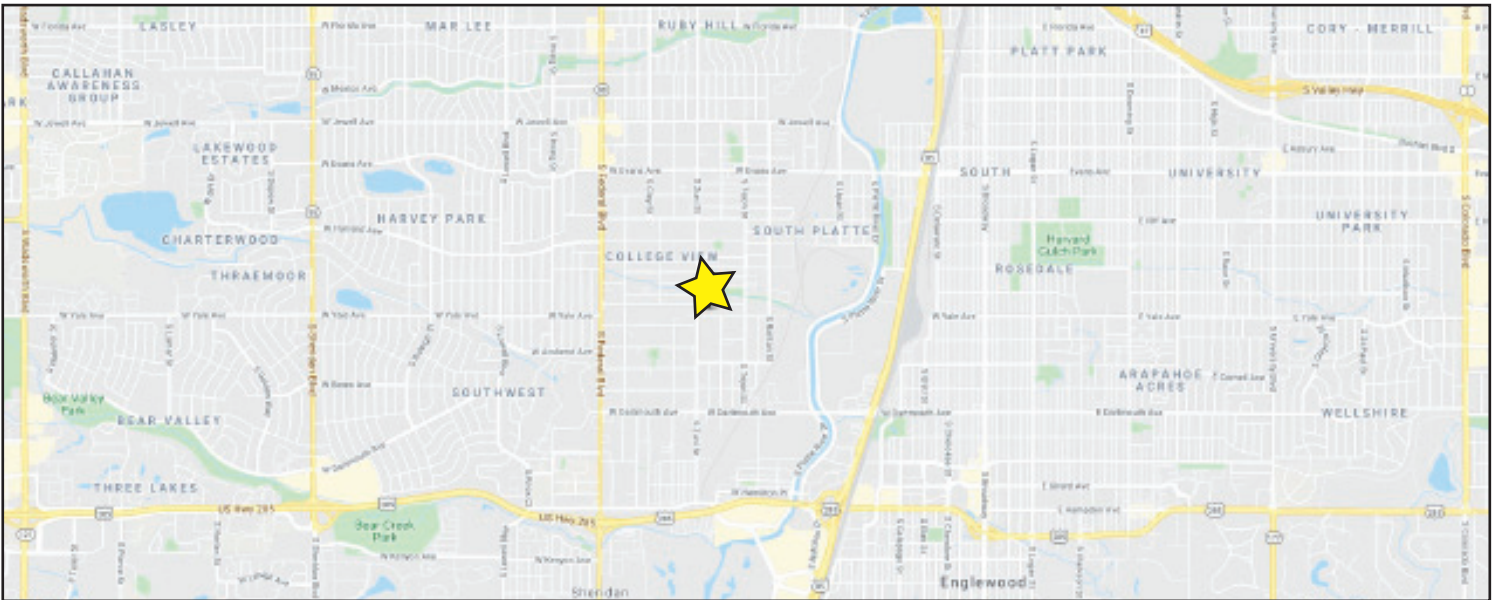
For Sale at \$399,000

(\$240.51/SF)

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**Brokerage Disclosure
to Buyer**

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These floor plans are a visual representation only and are not guaranteed accurate.