

7th & Knox Freestanding Building

700 Knox Ct., Denver, CO 80204



www.FullerRE.com



For Sale: \$1,150,000

BUILDING OVERVIEW

PROPERTY NARRATIVE

- Building SF:** 4,975± SF (Assessor)
- Lot Size:** 12,600± SF (.2893 AC)
- Parking:** 13 (Off Street)
- YOC:** 1912 (effective year 1942)
- Zoning:** E-MS-2X
- Taxes:** None (non-profit ownership)

Unlock the potential of this 4,975-square-foot commercial property located in the heart of Denver, Colorado. Formerly home to a Montessori training institute since 2004, this flexible space features multiple interior rooms, making it ideal for a variety of professional, educational, medical, or office uses. The existing layout supports both private and collaborative workspaces, while the zoning allows for a wide range of additional uses — offering significant opportunity for repositioning or expansion. Close access to 6th Ave., I-25, and Federal Blvd.

Click drone on PDF for Drone Video



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Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

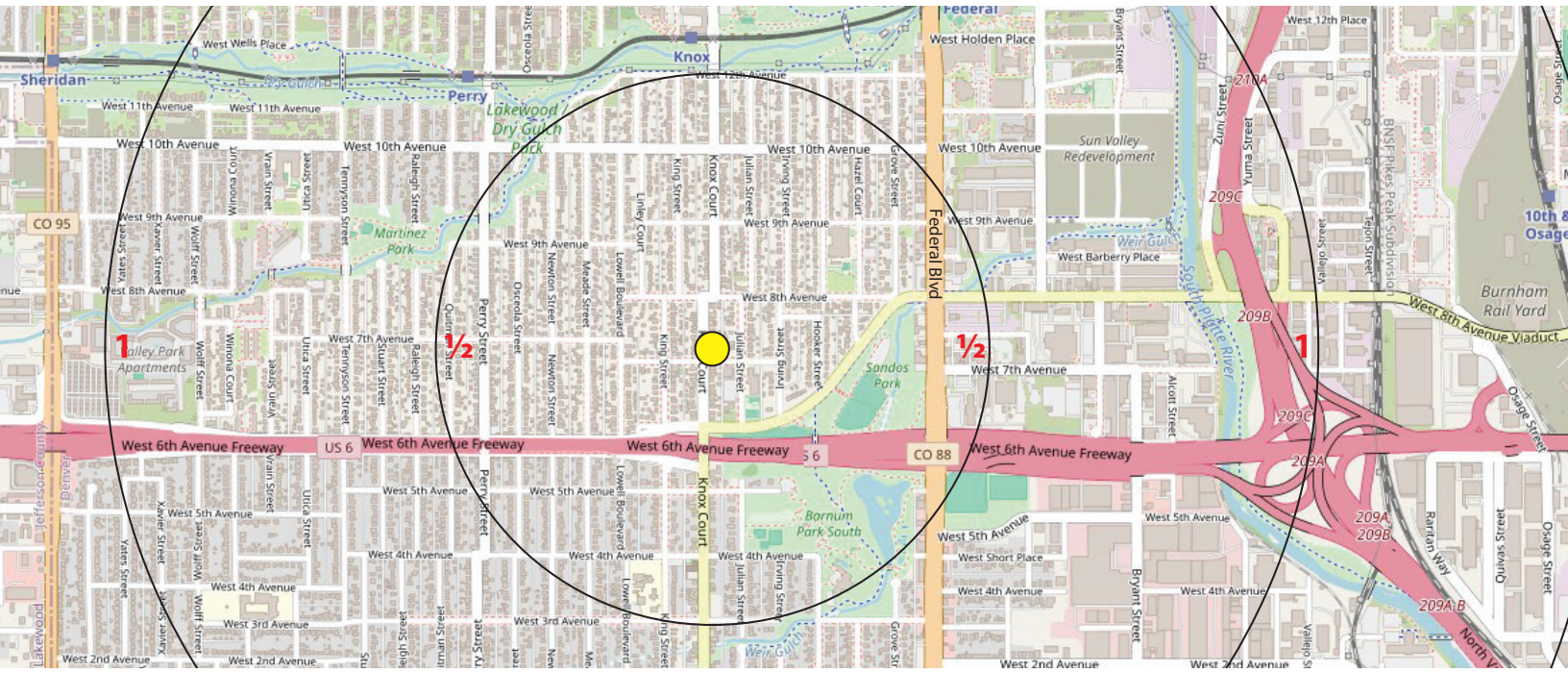
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	21,763	227,321	496,989
Households	8,099	109,293	231,494
Median HH Income	\$59,113	\$73,376	\$81,517
Median Age	34.30	35.30	36.70
Traffic	5,071 vpd - Knox Ct. at W. 6th Avenue (2025)		

Source: CoStar 2024

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.