

Fully Renovated Automotive / Commercial Property For Sale

704 S. Monaco St. Pkwy., Denver, CO 80224



For Sale: \$999,990



PROPERTY INFORMATION

| | |
|------------------------|---------------------------|
| Building Size: | 3,770± SF |
| Lot Size: | 0.23 Acre (9,988± SF) |
| City/County: | Denver / Denver |
| YOC: | 1966 (Renovated 2023) |
| Zoning: | S-MX-3A (Denver) |
| Parking Spaces: | 9 Off-Street / 10 Indoors |
| Loading: | 9 - 9'x9' Drive-In Doors |
| Taxes: | \$15,099.08 (2024) |

PROPERTY NARRATIVE

Located just north of the S. Monaco St. Pkwy. and Leetsdale Drive intersection, this commercial building offers a new roof, dual combo HVAC units, and all new LED lighting. A newly resurfaced parking lot and improved drainage complement the new interior and exterior paint. On the inside, there is a fully rehabilitated office suite, two new bathrooms, a new kitchen, conference and meeting space, and two private offices. Floor drains are throughout the building, all leading to a recently jetted and serviced sand trap. New and owned security system. There is a large storage area with laundry facilities. Eleven vehicles are consistently and comfortably stored within the building, with 9 off-street parking spaces.

