

Turnkey Industrial Condo for Sale

785 S Jason Street, Denver, CO 80223



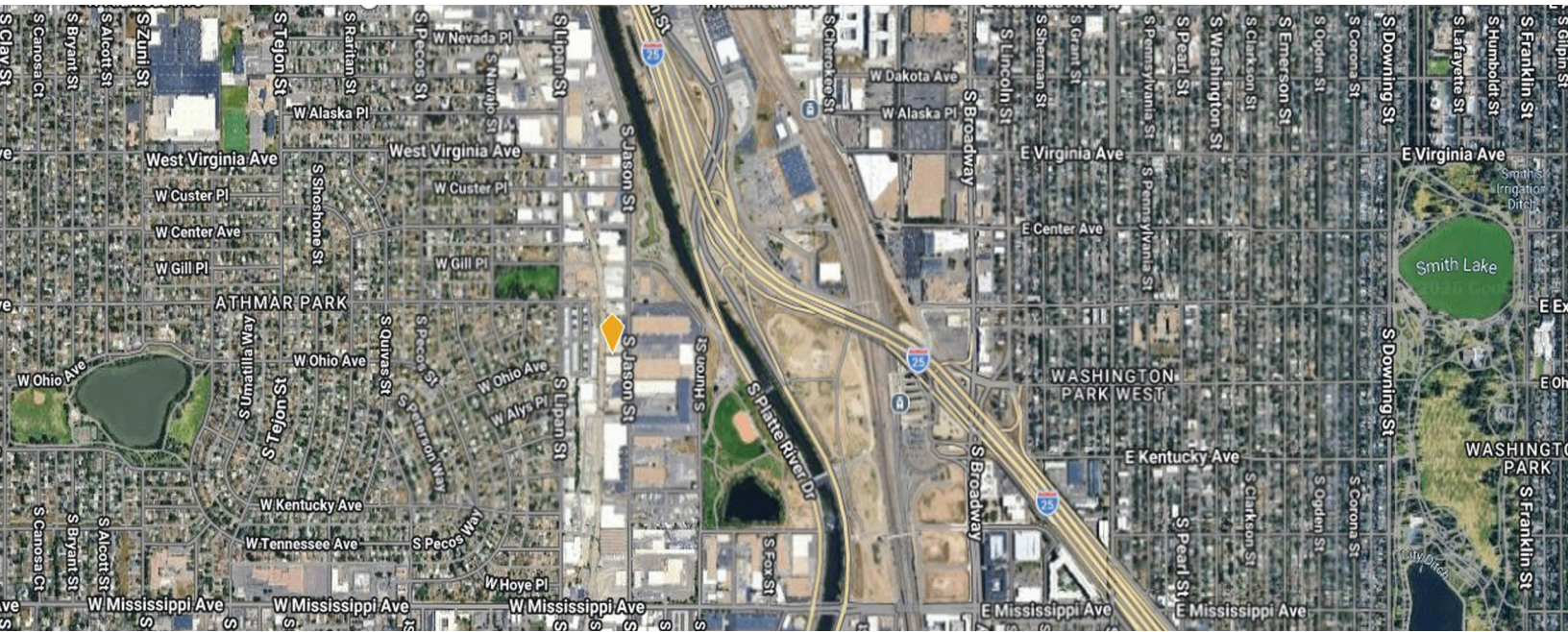
For Sale: \$1,450,000

BUILDING OVERVIEW

Total Bldg. SF:	5,844± SF
YOC:	1962
Zoning:	I-A (Denver)
Dock-Hi Door:	One - 8'x12'
Clear Height:	12'
Taxes (2025):	\$18,840.20
HOA Fee:	\$645/month
Power:	200 amps (tbv)

PROPERTY HIGHLIGHTS

- Turnkey facility
- 20% Office / 80% Warehouse
- New roof installed 11/2022 (20 year warranty)
- Well maintained HVAC
- LED Lighting
- Central Denver Location
- Exceptionally well maintained property



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	16,291	203,553	543,076
Households	7,281	93,406	256,215
Median HH Income	\$92,246	\$91,848	\$95,748
Median Age	36.10	36.70	37.30
Traffic	87,663 vpd - S Santa Fe Dr Frontage @ S Kalamath St (2025)		

Source: CoStar 2025