



FOR SALE

3,096sf Flex Bldg.

1982 South Bannock Street | Denver, CO 80223



## CONTACT:

### BRAD GILPIN

SENIOR BROKER  
ASSOCIATE

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES  
400 S. BROADWAY  
DENVER, CO 80209  
(p) 303.321.5888  
(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



## 1982 SOUTH BANNOCK STREET

### OFFERING SUMMARY

**Sale Price:** \$590,000

**Lot Size:** 0.11 Acres

**Building Size:** 3,096 SF

**Grade Level Doors:** One (8'x7')

**Year Built:** 1976

**Property Taxes:** \$8,310

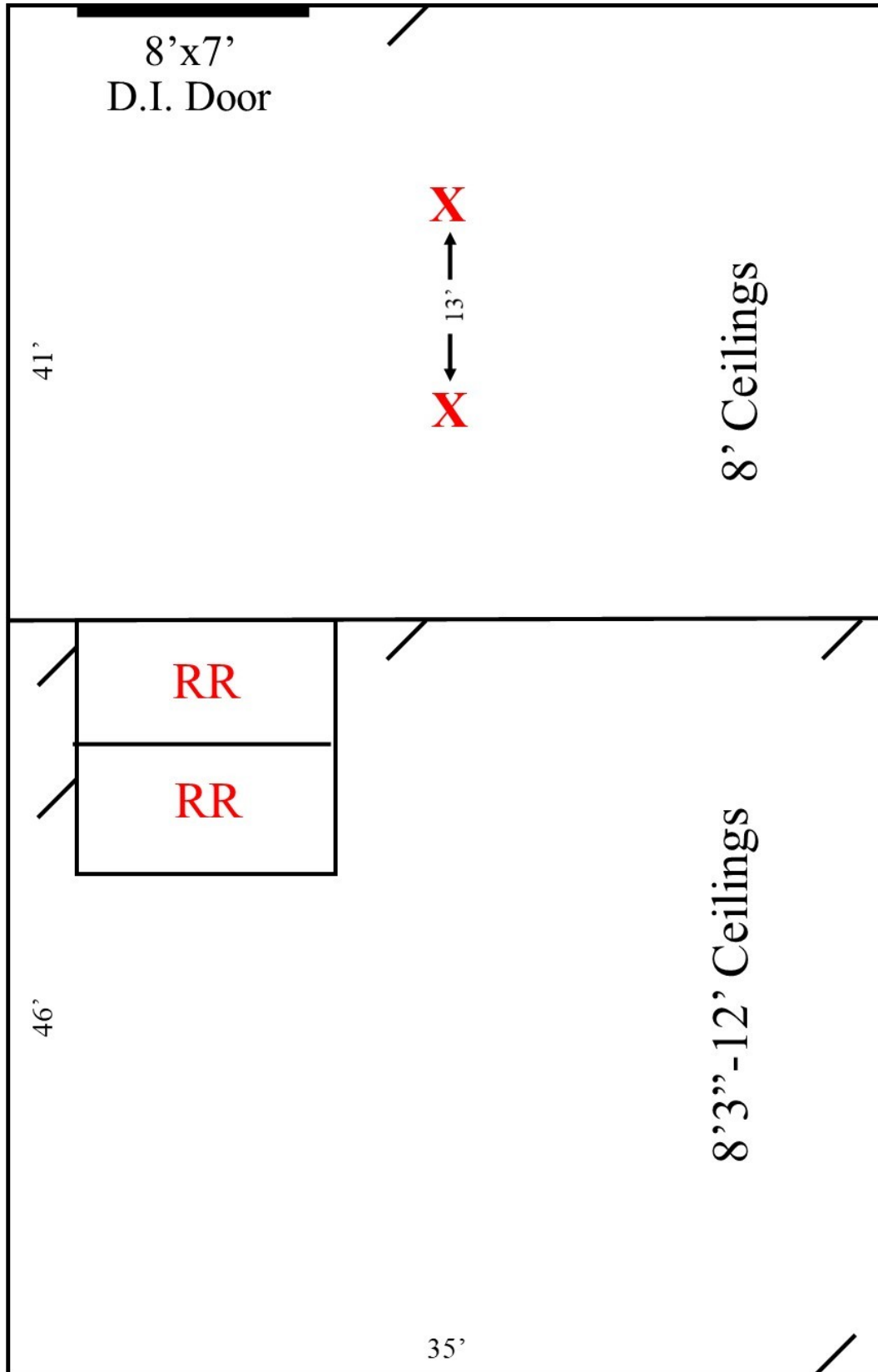
**Zoning:** I-A Industrial

### PROPERTY HIGHLIGHTS

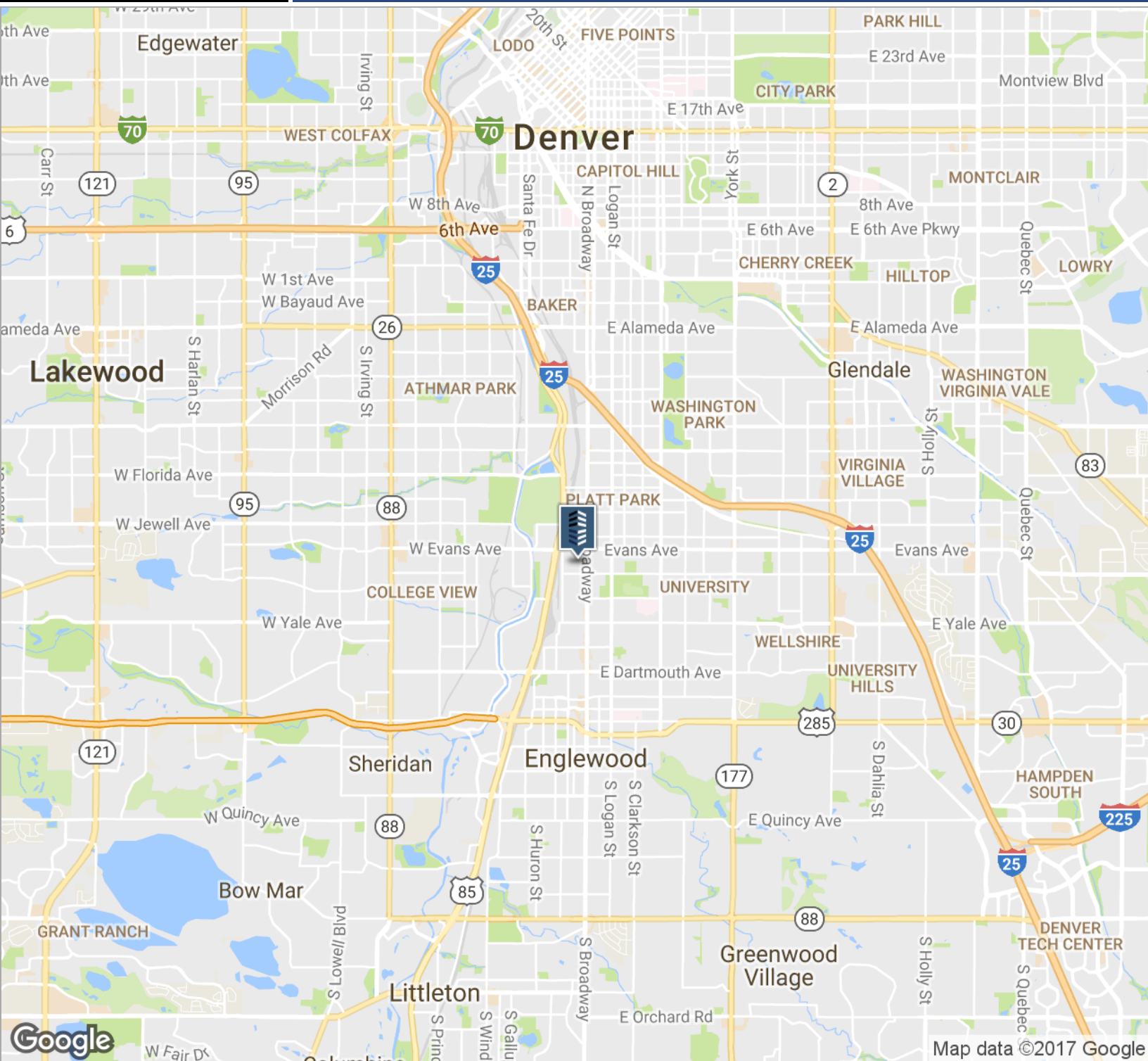
- Five off street parking spaces
- Zoned I-A in Denver
- Walking Distance to Evans Station Light Rail (Santa Fe & Evans)
- One 8'x7' drive in door, building allows for additional drive in doors
- Single phase 200 amp power (tbv) - Three phase is adjacent to the building
- Great Transient Oriented Development (TOD) location











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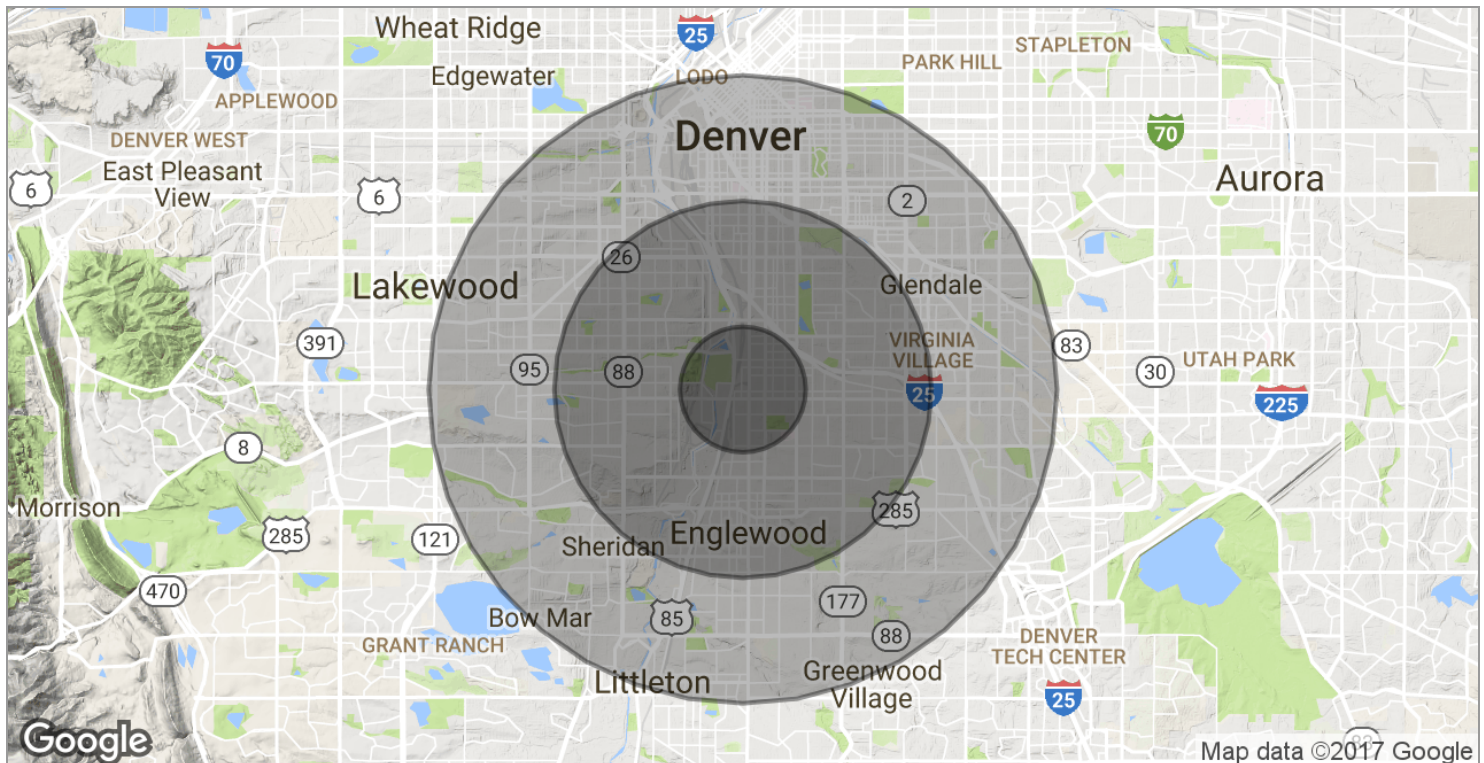
[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

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	1 MILE	3 MILES	5 MILES
Total households	5,457	62,757	183,088
Total persons per hh	2.1	2.3	2.2
Average hh income	\$72,836	\$71,808	\$70,763
Average house value	\$187,082	\$345,884	\$391,523

	1 MILE	3 MILES	5 MILES
Total population	11,727	143,371	404,137
Median age	34.9	33.3	34.4
Median age (male)	34.5	32.8	34.0
Median age (female)	35.5	34.7	35.6



\* Demographic data derived from 2010 US Census