

# FOR SALE

**790 W. Evans, Denver, CO**  
**4,502 Square Feet**

**BACK ON  
MARKET**

**Freestanding Building with a Small Yard in a Great  
Central Location**



**Location:** 790 W. Evans  
**Improvement:** 4,502 SF  
**Site Size** 7,753 SF  
**Zoning:** UMX-3  
**YOC:** 1956  
**Power:** 400A, 220V, 3PH (to be verified by electrician)  
**Ceiling:** 10' +/-  
**Property Taxes:** \$9,899.81  
**Sale Price:** **\$750,000**

**Lease in place April 03, 2017 through April 31, 2018.**  
**Three year renewal option with annual increase.**  
**Rent \$6,000/Month. Termination – either party with 90  
days written notice.**



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

**RINGSBY REALTY CORPORATION**  
1336 Glenarm Place | Suite 200 | Denver, CO 80204  
[www.ringsbyrealty.com](http://www.ringsbyrealty.com)

**Rick Hubina, SIOR**  
[rick@ringsbyrealty.com](mailto:rick@ringsbyrealty.com)  
(303) 618-11251

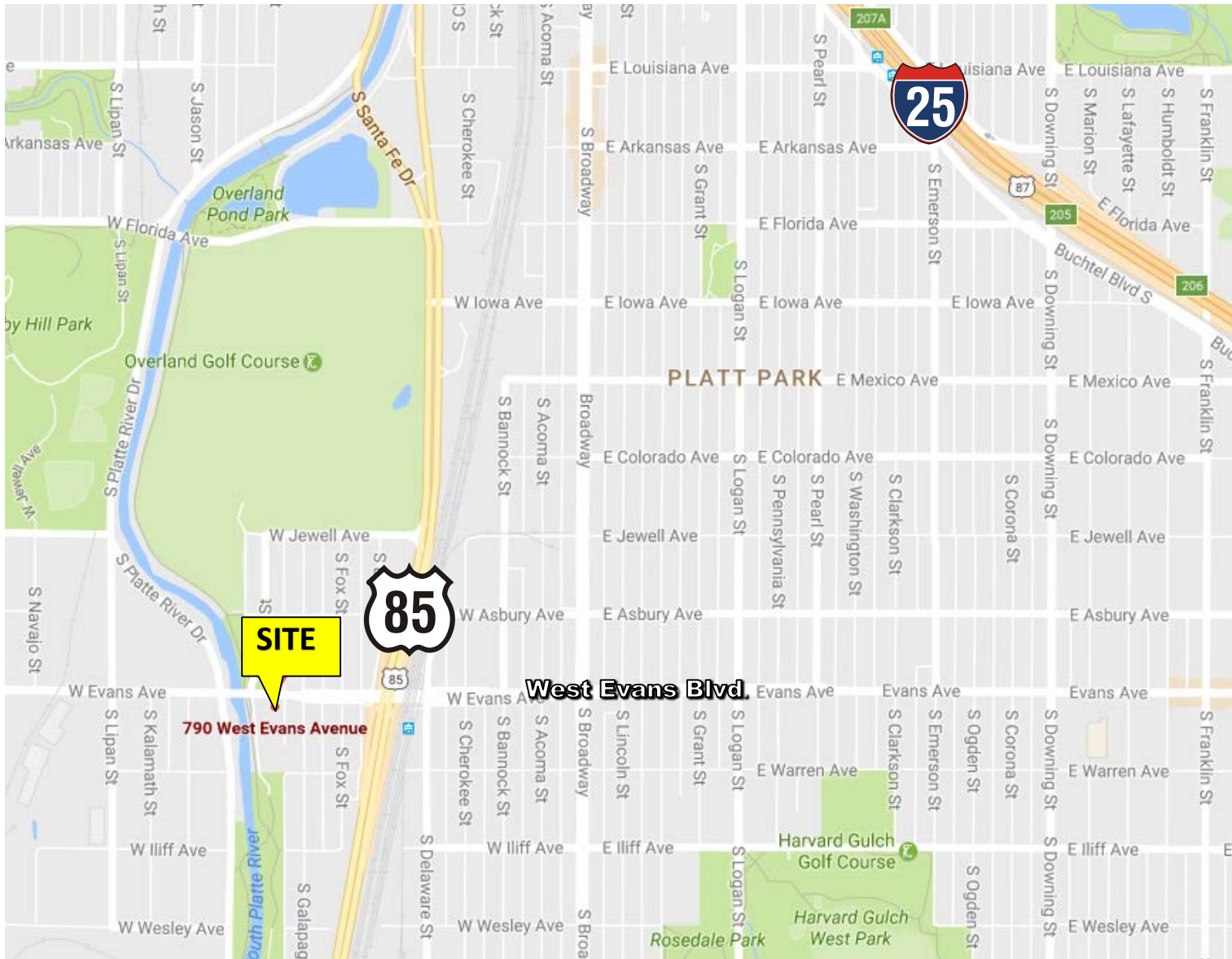
**Alex Ringsby, SIOR**  
[alex@ringsbyrealty.com](mailto:alex@ringsbyrealty.com)  
(303) 892-0120

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