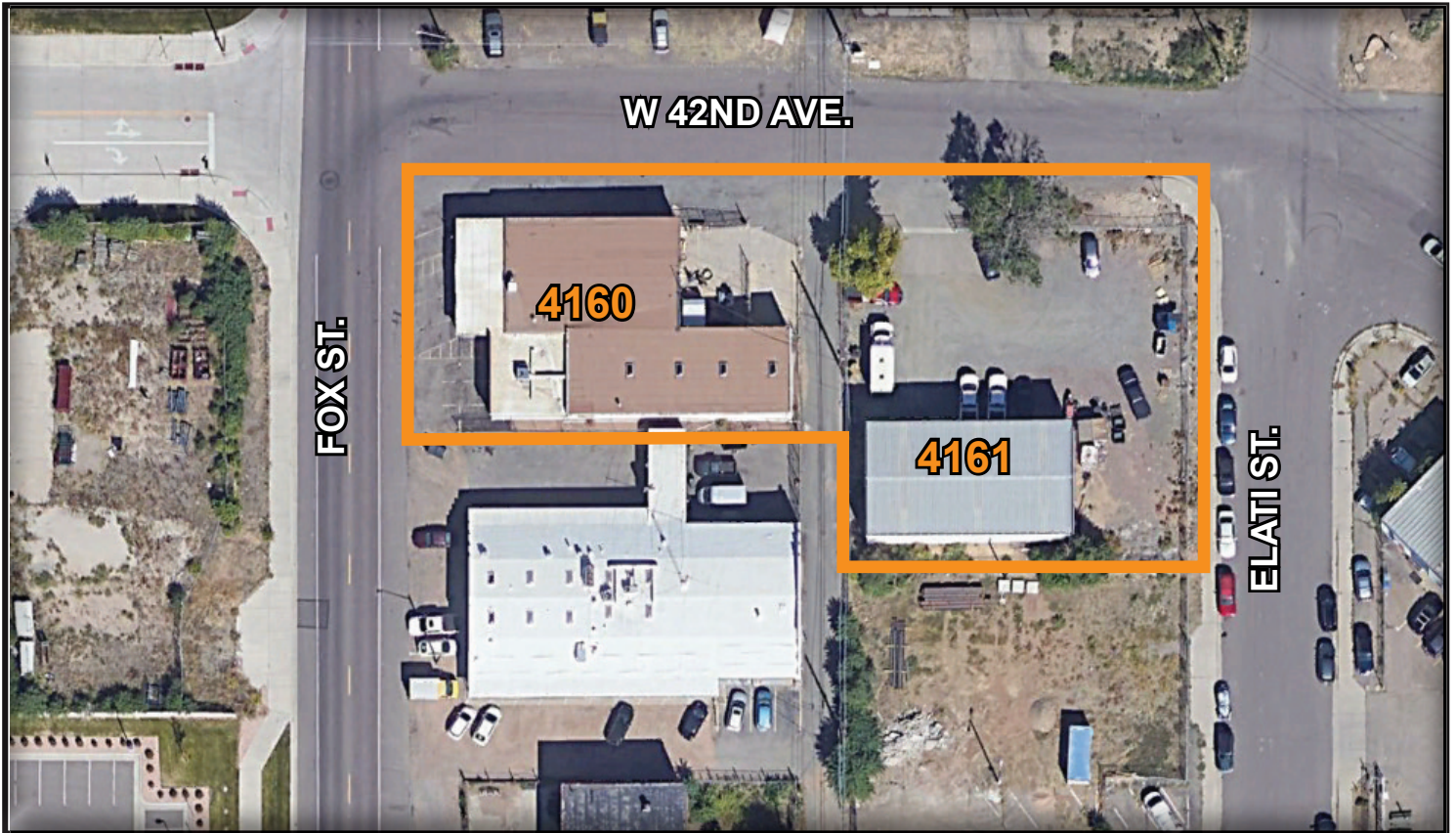




**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR SALE

**4160 Fox St. & 4161 Elati St.
Denver, CO 80216**



PROPERTY FEATURES:

4160 FOX ST.		4161 ELATI ST.	
Building Size:	6,490 SF	Building Size:	3,000 SF
Office Size:	2,200 SF	Office Size:	N/A
Year Built:	1956	Year Built:	1987
Site Size:	0.22 AC	Site Size:	0.36 AC
Zoning:	I-A	Zoning:	I-A
Loading:	1 Dock & 1 Drive-In	Loading:	2 Drive-Ins
2022 Taxes:	\$26,532.72	2022 Taxes:	\$18,041.86

SALE PRICE: \$2,595,000 or \$273/SF

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LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

FOR SALE

4160 Fox St. & 4161 Elati St. Denver, CO 80216



“FOX ISLAND” NEIGHBORHOOD

- Great access and visible to I-25 and I-70 where 250,000 cars pass daily
- Minutes from downtown Denver, adjacent to the LoHi, Sunnyside, and RiNo neighborhoods.
- Offers expansive views of downtown Denver, the front range mountains, and the RiNo neighborhood.
- Properties are 1 block from the 41st and Fox Gold Line Station, which is just one stop from Union Station in downtown Denver.
- Iconic entry to Fox Island along Fox Street and 44th Avenue invites pedestrians and cyclists into a network of trails and open spaces—and welcomes drivers to below-grade parking.



DRIVE TIMES	
I-25	1 MINUTE
I-70	4 MINUTES
DOWNTOWN DENVER	5 MINUTES
DIA	30 MINUTES



FOR SALE

**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

**4160 Fox St. & 4161 Elati St.
Denver, CO 80216**



4161 ELATI ST.

4160 FOX ST.



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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