



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

CAR / SHOWROOM WAREHOUSE FOR SALE

1482 W Maple Ave.
Denver, CO 80223



PROPERTY FEATURES:

Warehouse:	3,136 SF
Site Size:	.14 AC
Clearance:	14'-17'
Loading:	2 Drive-in doors (14'x12')
Power:	200 Amp / 3-phase
Year Built:	1982
Zoning:	I-MX-3
Taxes:	\$13,578.66 (2023)
SALES PRICE:	\$1,050,000.00



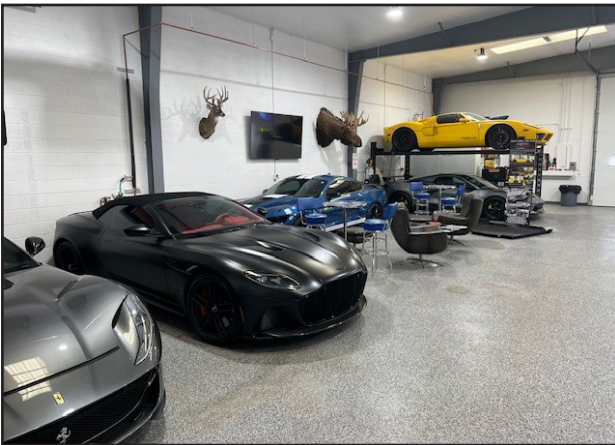
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- Fully remodeled interior with finished floors
- New insulation
- New lights
- Security gates
- Small concrete yard in back
- Central location
- Great showroom or "man cave"



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