



704 S Monaco Parkway
Denver, CO 80224

MLS # 4362314
PRICE \$1,990,000

Multi-Use Space In Prime Location



Commercial



3770 SQFT



10+ Car



0.23 Acre

PROPERTY DETAILS

New roof, dual combo HVAC units, and a full LED transformation inside and out. A newly resurfaced parking lot and improved drainage complement the new interior and exterior paint as well as the fully enhanced curb appeal. On the inside, fully rehabilitated office suite which includes two new bathrooms, a new kitchen, conference and meeting space as well as two private office suites. Floor drains are present throughout the entire building, all leading to a recently jetted and serviced sand trap. New and owned security system. There is a large storage facility inside the building with adjacent laundry facilities currently operating 3 pairs of washers and dryers and utility sink for convenience. In addition to the new combo HVAC units, all interior ductwork and controls are new as well as a water heater. For automotive uses, 11 vehicles are consistently and comfortably stored within the building. There are currently 9 off-street parking spaces available which allow for ease of ingress and egress. Finally, new insulation in addition to the LED conversation and high efficiency roof packs. Current businesses have outgrown the space and are looking for a larger facility.



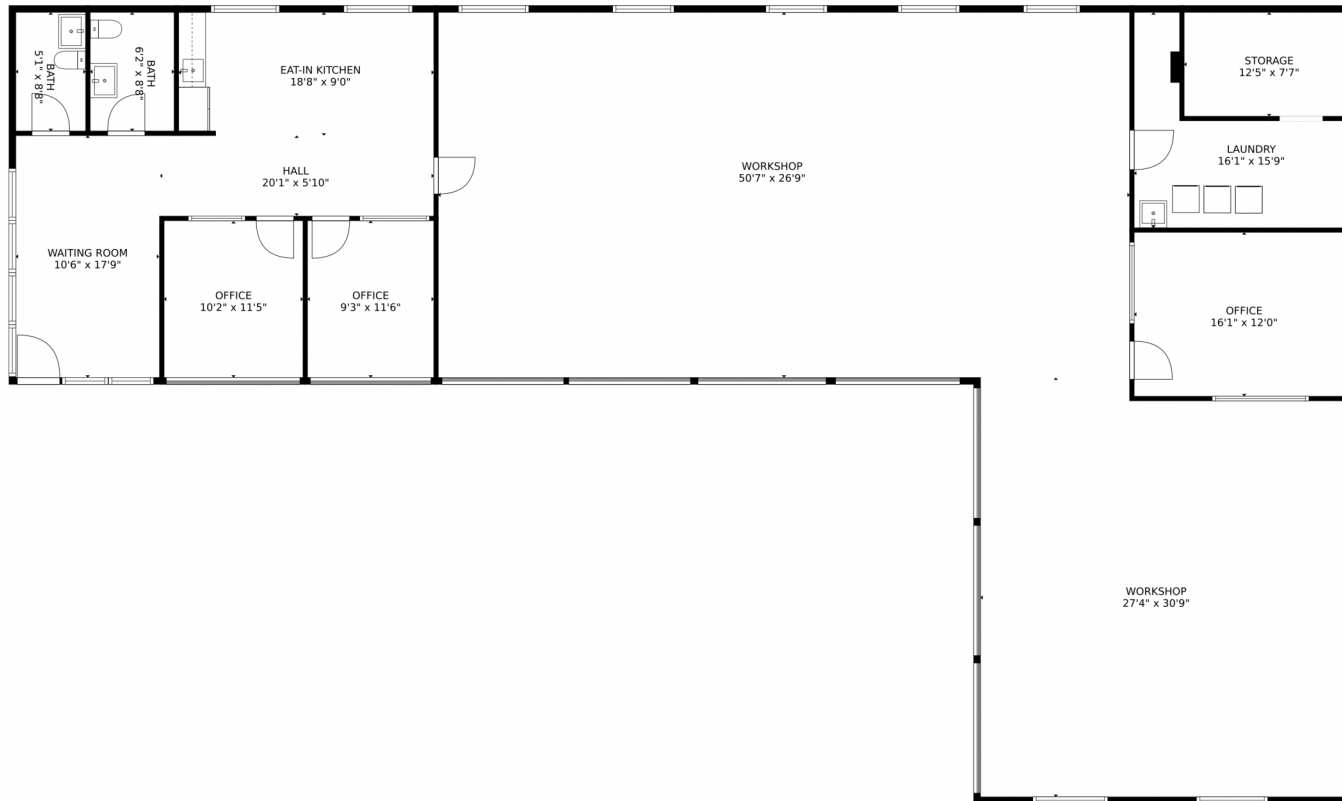
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details



704 S Monaco Parkway, Denver, CO 80224 – Main Level



TOTAL: 1200 sq. ft
FLOOR 1: 1200 sq. ft
EXCLUDED AREAS: STORAGE: 95 sq. ft, WORKSHOP: 2165 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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