



3950 WYNKOOP ST. DENVER | CO 80216

[MIXED-USE BUILDING FOR SALE]



Price \$3,295,000

Building SF 16,731 SF

Lot Size 13,937 SF

Zoning I-MX-5

- › Excellent owner/user building with multi-tenant capabilities
- › Currently configured for nine (9) tenants - three (3) down; six (6) up
- › Ten (10) off-street parking spaces and abundant street parking
- › Next door to 38th/Blake Light Rail Station (A line between Union Station and Airport)
- › Zoning overlay allows eight (8) story redevelopment; up to sixteen (16) stories with incentives



TYLER RYON
720 833 4612
tyler.ryon@colliers.com

STEVE SERENYI
303 283 4578
steve.serenyi@colliers.com

COLLIERS INTERNATIONAL DENVER
4643 S. Ulster St. | Suite 1000 | Denver, CO 80237
www.colliers.com/denver



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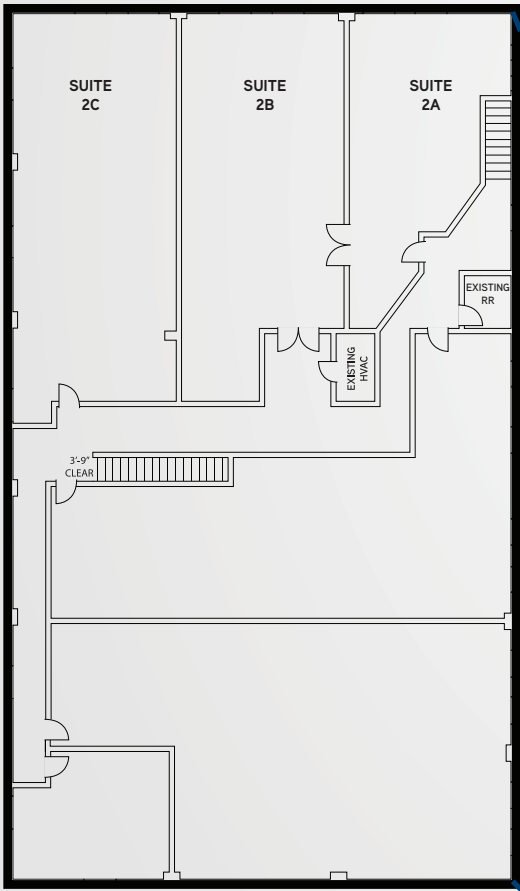
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BUILDING INFORMATION



Price	\$3,295,000
Building SF	16,731 SF
Lot Size	13,937 SF
Zoning	I-MX-5
Clear Height	Varying
Taxes	\$26,041.16
Improvements	1944/2005

SECOND FLOOR [6,489 SF]



FIRST FLOOR [9,358 SF]



HIGHLIGHTS

- > Right in the middle of RiNo neighborhood redevelopment
- > Excellent owner/user building with multi-tenant capabilities
- > Office, retail, showroom, light manufacturing capable
- > Currently configured for nine (9) tenants - three (3) down; six (6) up
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