

3845

LIPAN STREET

DENVER, CO 80211

\$2,275,000

SALE PRICE

YOUR NAME HERE

BUSINESS IN OPERATION – DO NOT DISTURB

GANNON ROTH

SENIOR BROKER ASSOCIATE

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 **UNIQUE**
PROPERTIES

TCN

400 S. Broadway | Denver, CO 80209

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PROPERTY HIGHLIGHTS

Address	3845 Lipan Street Denver, CO 80211
Price	\$2,275,000
Property Type	Owner-User / Development Opportunity
Property Subtype	Free Standing Retail/Food and Beverage/Office Building
Building Size	3,320 SF
Lot Size	12,535 SF
Taxes	\$26,864.08 (2025)
Year Built	1960
Year Last Renovated	2021
Number of Floors	1

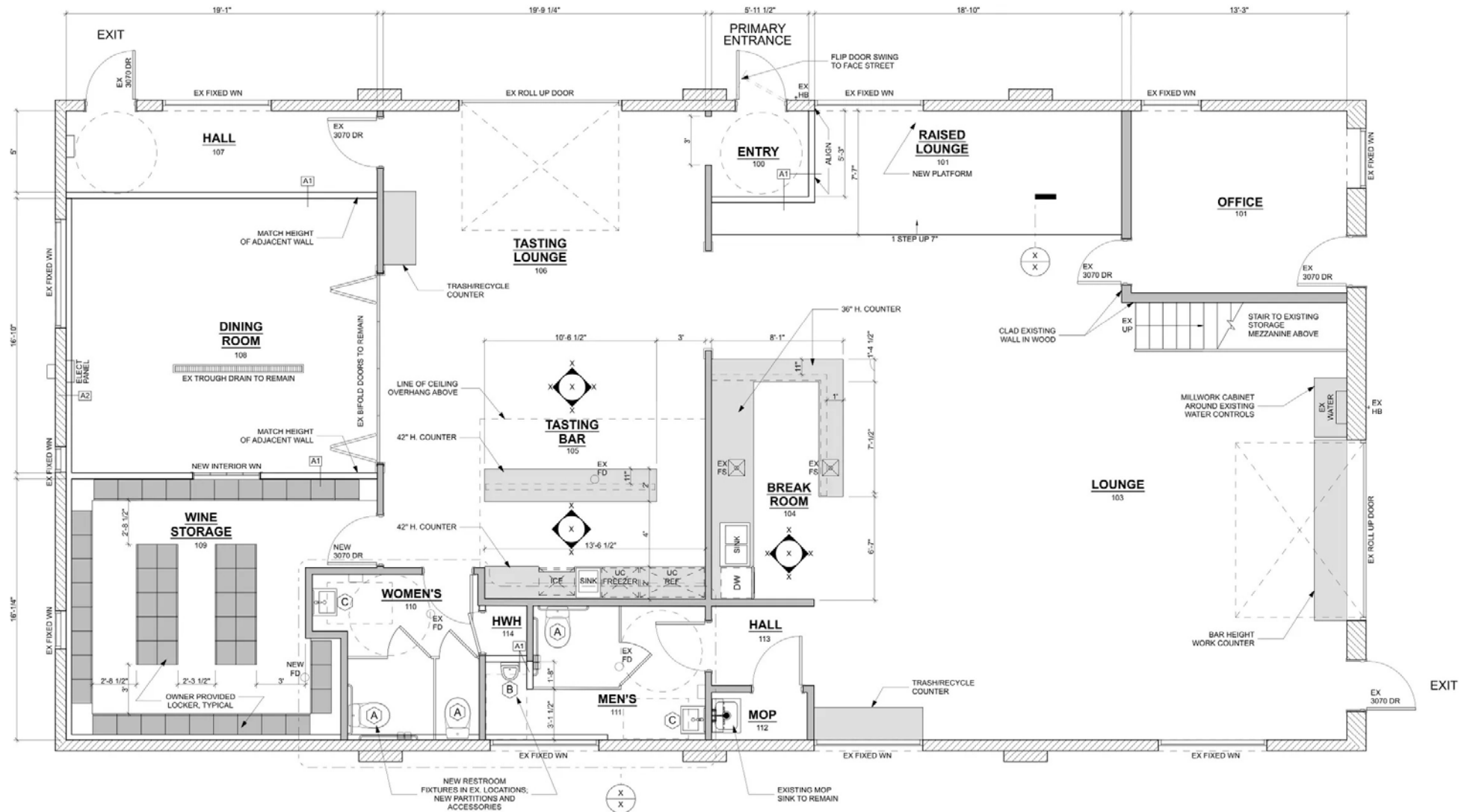


- Freestanding building with a beautiful modern industrial renovation
- Dramatic open floor plan featuring barrel roof, exposed steel and timber, abundant natural light, and two large glass roll-up doors
- Premium interior improvements including a private meeting room, mezzanine, lounge/bar areas, designer lighting, and updated restrooms
- Beautifully landscaped outdoor area ideal for employee amenities, entertaining, or customer gathering space
- Oversized 12,535 SF site provides room for additional parking, expansion, outdoor activation, or future development
- Four original platted lots provide long-term redevelopment flexibility and potential future subdivision options (subject to municipal approval).
- U-MX-3 zoning allows for a wide variety of uses and 3-story development
- Rare opportunity for an owner-user seeking a headquarters that reflects their brand or a developer looking for future upside

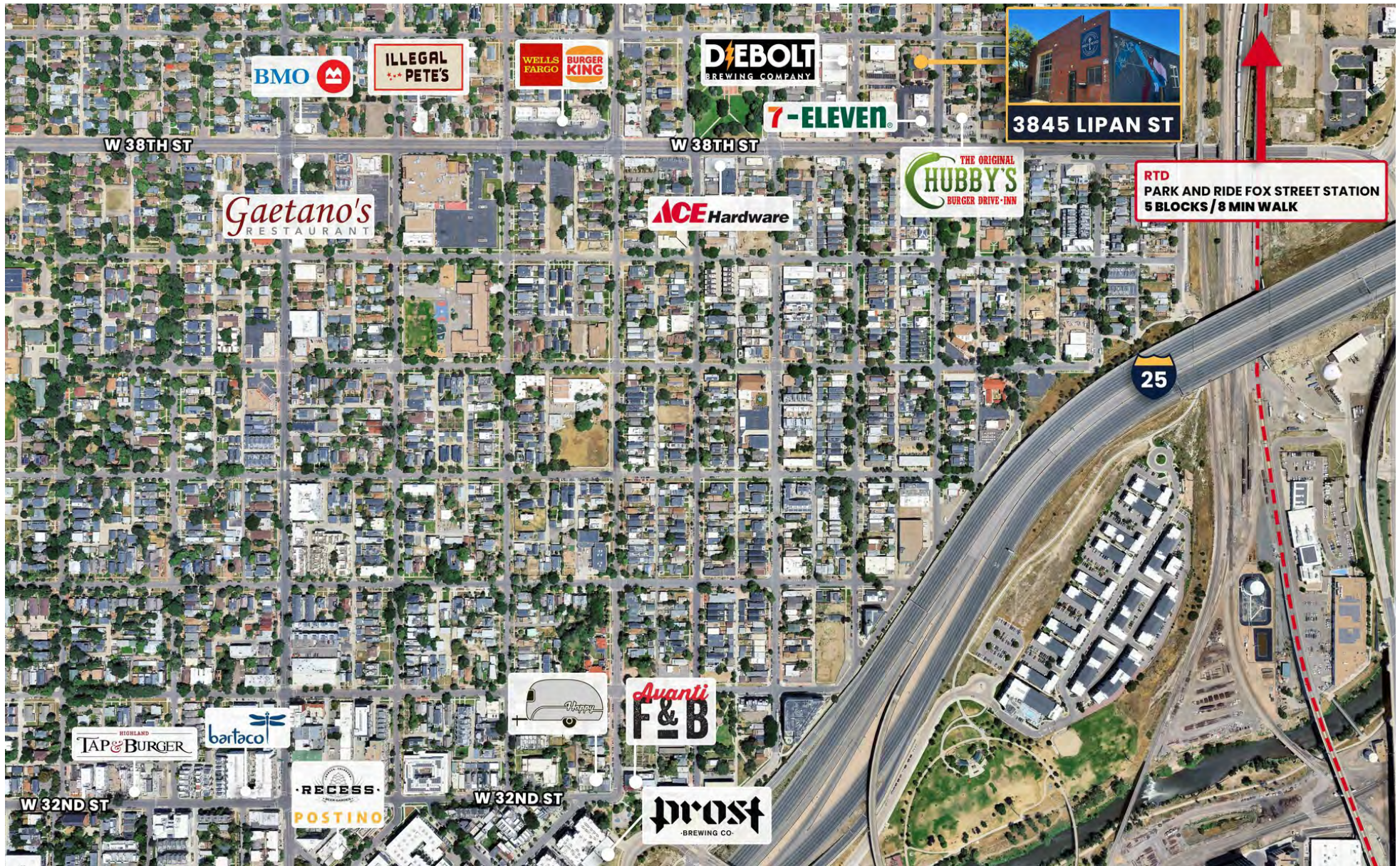
ADDITIONAL PHOTOS



BUILDING FLOOR PLAN



RETAIL MAP



LOCATION MAP

