



www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033

INDUSTRIAL WITH FENCED YARD FOR SALE

6301 E 71st Ave, Commerce City, CO 80022
PRICE REDUCED - \$795,000



Property Summary

Price | ~~\$850,000~~ \$795,000
PRICE REDUCED

Lease Rate | \$12/RSF/NNN

Building Size | 4,320/SF

Lot Size | 0.28 acres (12,197/SF)

Year Built | 1966 (Renovated 2017)

Drive In Doors | Five (5)

Ceiling Height | 8'

Fenced Yard | Yes
(approximately 7,755/SF)

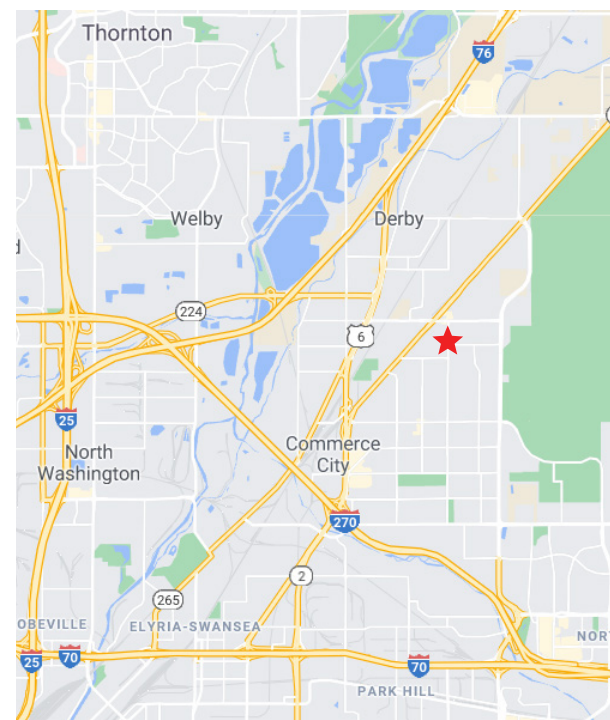
Zoned | C-3

2024 Taxes | \$20,113

**IDEAL PROPERTY FOR
CONTRACTOR/REMODELING/**

Property Overview

6301 E 71st Avenue is a 4,320/SF Industrial Building with easy access to Highway 2 and I-76.



For more information,
please contact:

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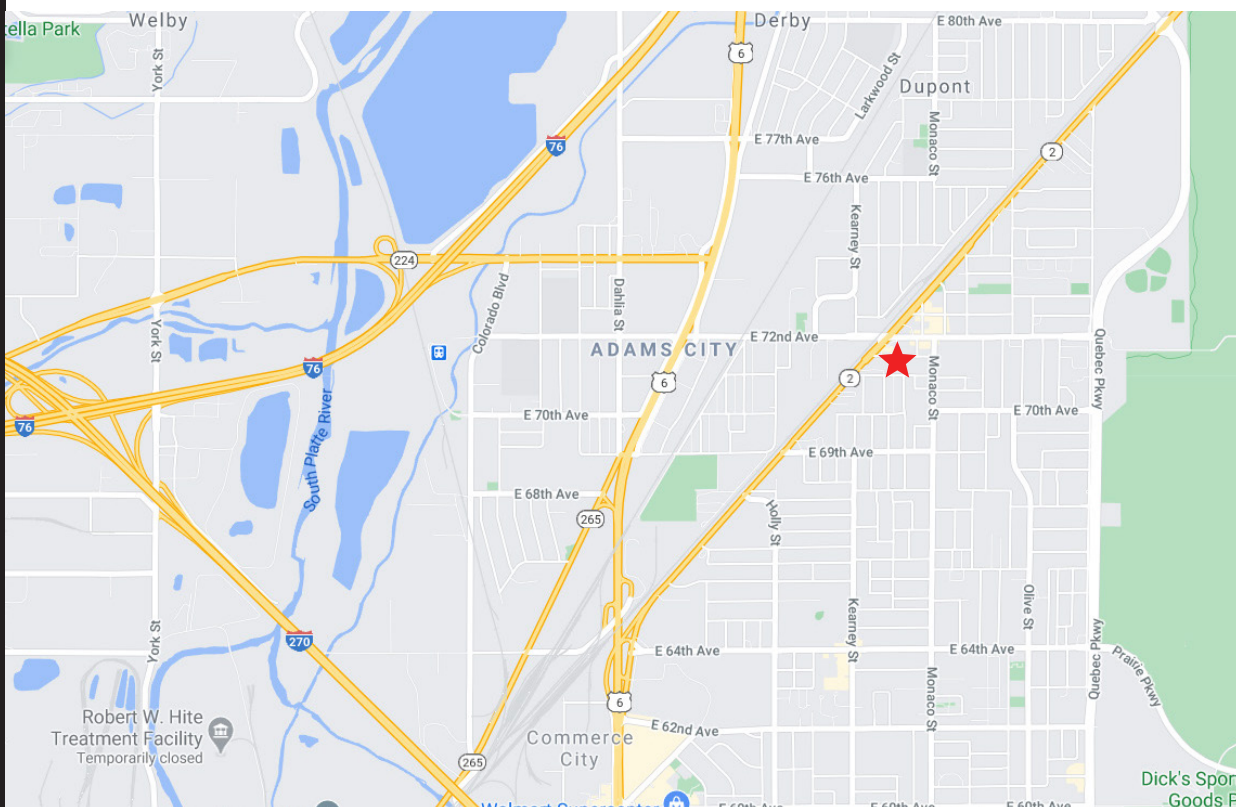
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