



FOR SALE – Industrial Shop/Office & Yard

6991 York St, Denver, CO 80229

Zoning	I-1 Industrial
Building 1	1,286 SF
Building 2	1,300 SF
Building 3	1,300 SF
Total Floor Area	3,886 SF
Clear Ht	12'6"
Power	TBV
Loading	3- Drive In Doors

Property Features

- I-1 Industrial zoning supporting a wide range of uses.
- Functional industrial buildings suitable for owner-users.
- Approximately 36,155 SF site with outdoor stoarge & operational flexibility.
- Ideal for contractors, light manufacturing, service providers, automotive service
- Shop Area with Bathroom/office
- Renovated House for office or crew quarters
- Additional covered storage area not included in square footage

\$895,000

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6991 York St


I-76 1 min
I-270 5 min
I-25 8 min

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