

# FOR SALE LIVE WORK OPPORTUNITY

3970 SOUTH KALAMATH STREET | ENGLEWOOD, CO 80110



## OFFERED AT \$950,000

This property is zoned I-1 which allows for a myriad of light industrial uses. It also offers an amazing live/work opportunity. Comprised of 5,000 Sf total with 1,800 SF of office area and 3,200 SF of warehouse. The 1,800 SF is divided into 1,000 SF of separate living quarters and 800 SF of reception and private office area. The entire 1,800 SF could be living or office area. The property has been well maintained and the owner replaced the roof in 2016 with improved insulation. The property has excellent access located close to the intersection of Hwy 285 (Hampden) and Hwy 85 (Santa Fe Drive) in Englewood.



**BRADFORD G. PECH, SIOR**

RE/MAX COMMERCIAL ALLIANCE

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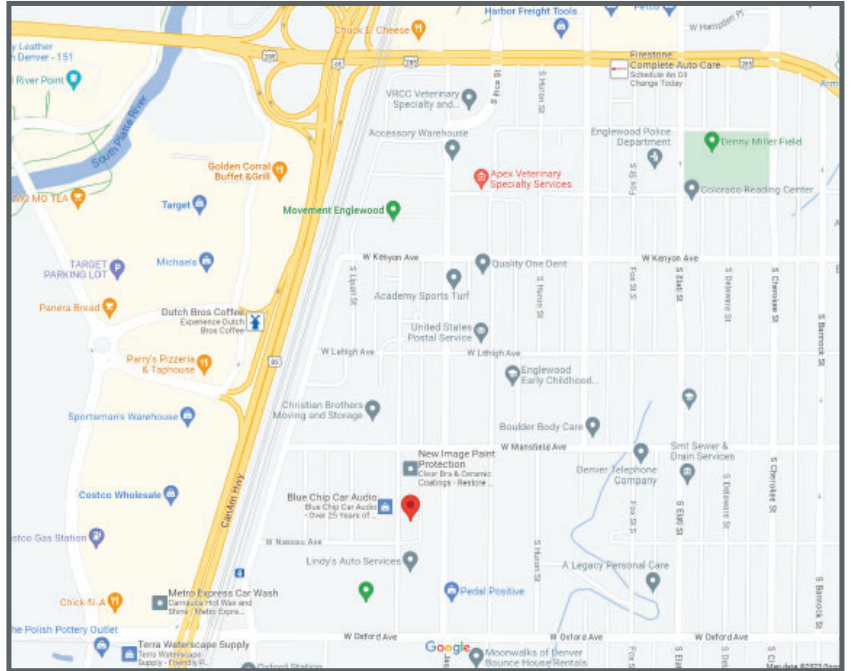
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**RE/MAX**  
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# LIVE WORK OPPORTUNITY

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Type: Office Warehouse  
Zoning: I - 1  
Year Built: 1967 (Updated 2016)  
Square Feet: 5,000 Sq Ft  
Office: 1,800 Sq Ft  
(1,000 Sq Ft is living area)  
Power: 3 Phase, 400 Amps  
Loading: One Drive in - 9'H x 20'W  
Sprinklered: YES  
Parking: 8 Spaces





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3900 E Mexico Ave, Suite 970 | Denver, CO 80210  
Each Office Independently Owned & Operated | Equal Housing Opportunity