

FLEX BUILDING FOR SALE

191 YUMA STREET

Denver, CO 80223



TRANSWESTERN

REAL ESTATE
SERVICES



Building Size
20,167 SF



Sale Price
Contact Broker



Land Size
46,228 SF



Zoning
I-A



**Located in an
Enterprise zone**



Parking
67 Spots

AMENITIES

**Unique
Build-out**

**Abundant
Natural
Light**

**Downtown
Views**

**Outdoor
Spaces and
Fresh Air**

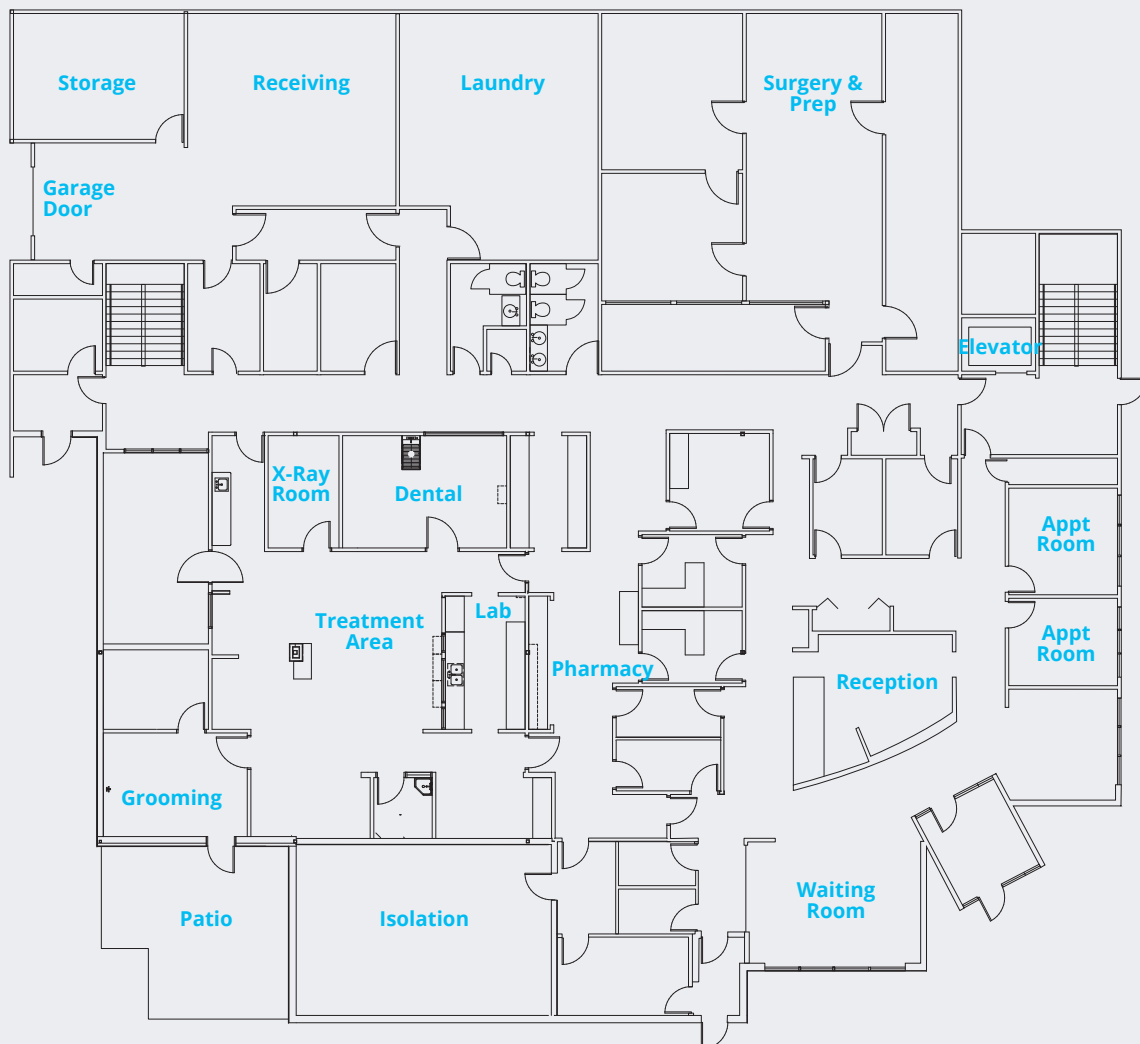
**Quick
Access to
I-25 via 6th
Ave**

PROPERTY DESCRIPTION

191 Yuma St is a 20,167 SF, two-story building on 46,228 SF of land. It is an incredible opportunity to purchase a unique property with multiple possible uses. The owner previously used the property as a veterinarian clinic and office for their non-profit organization, Denver Dumb Friends League. Despite its current setup, the first floor can convert to flex/lab space with minimal effort. The current ownership group has taken great care of the property, and any veterinary clinic buyer can move in with minimal upgrades necessary.

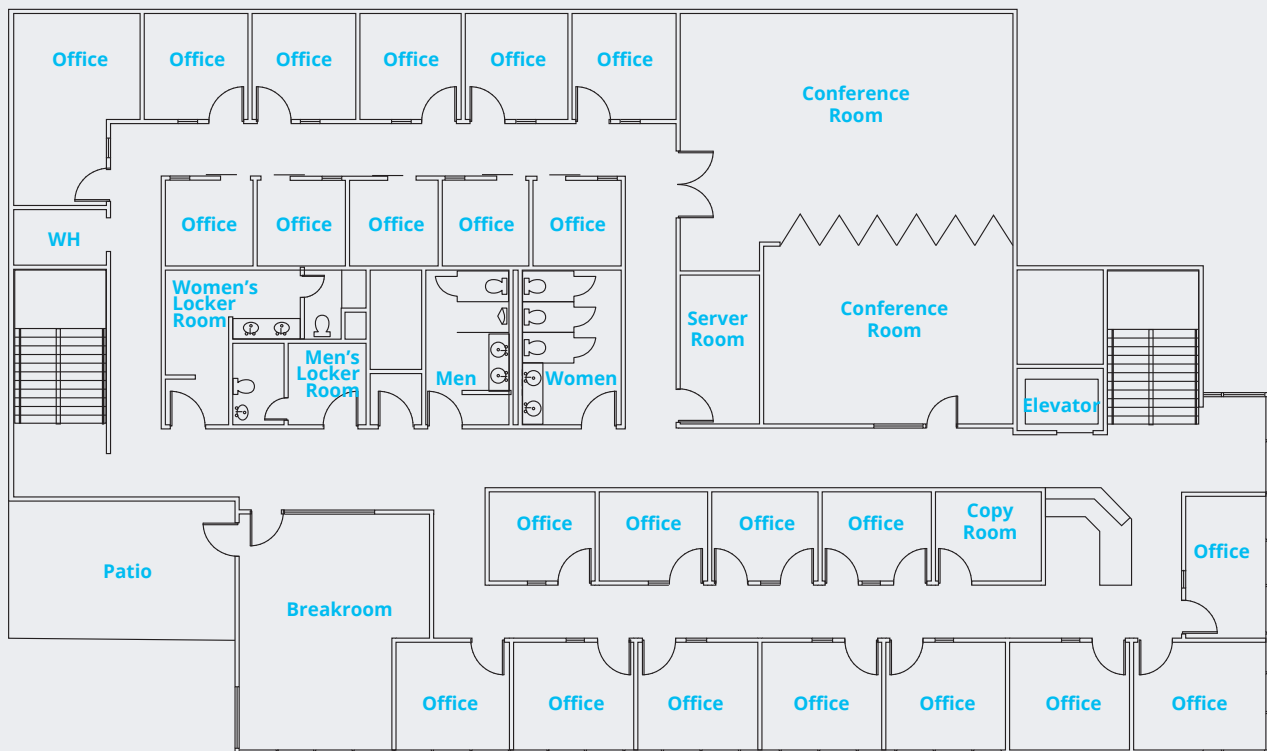


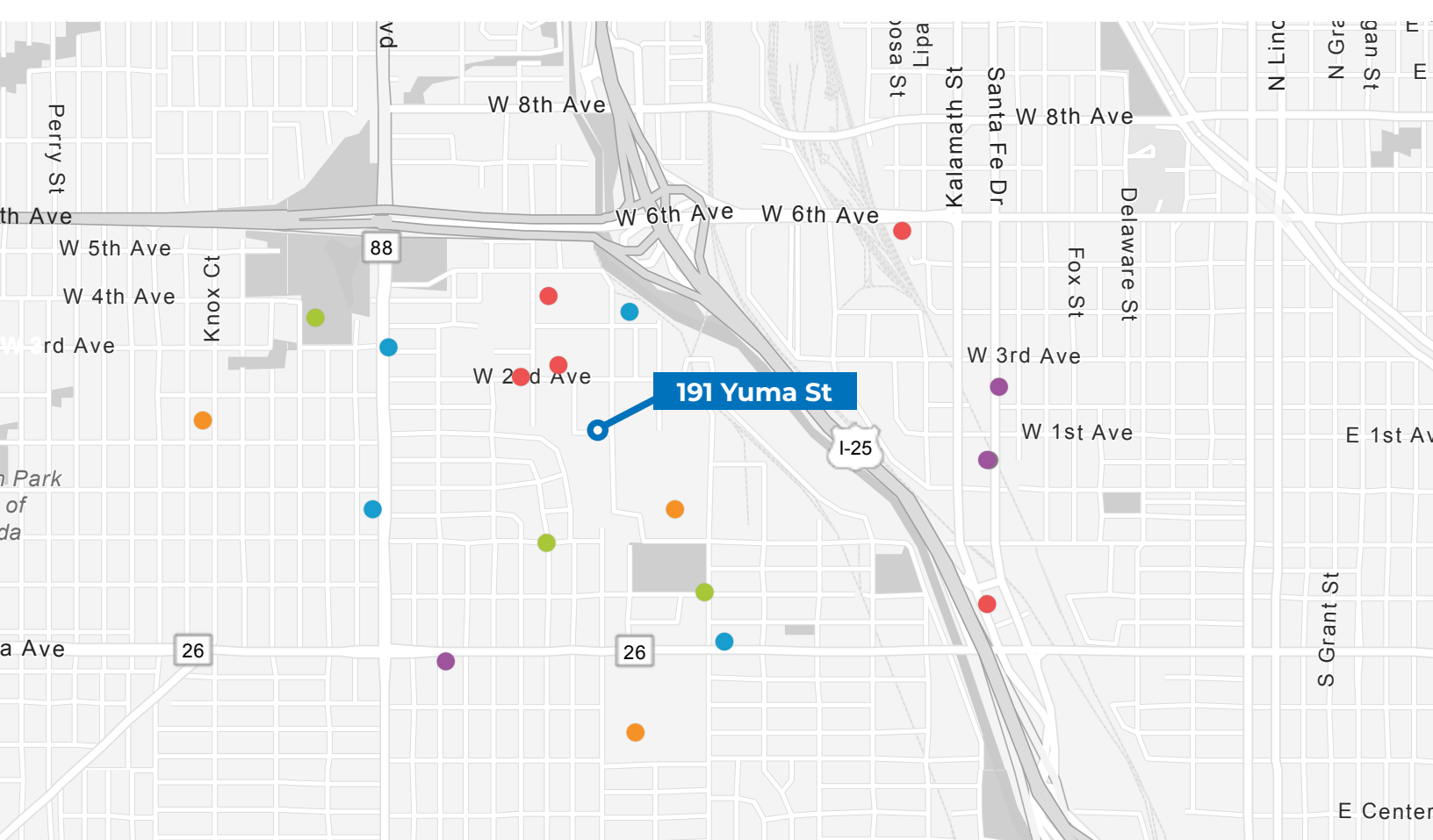
FIRST FLOOR





SECOND FLOOR





● Restaurant ● Entertainment ● Grocery ● Cafe ● Park

SALE INFORMATION



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