

Commercial Bldg For Sale

Ideal for MJ Grow & Dispensary

5715 Fairfax Street • Commerce City, Colorado

Price: \$2,524,500

Building Size: 16,500 SF

Price/SF: \$153

Site: 0.98 acres

Zoned: I-1

Property Type: Industrial

Property Sub-type: Warehouse

Property Use Type: Vacant/Owner-User

Commission Split: 3%

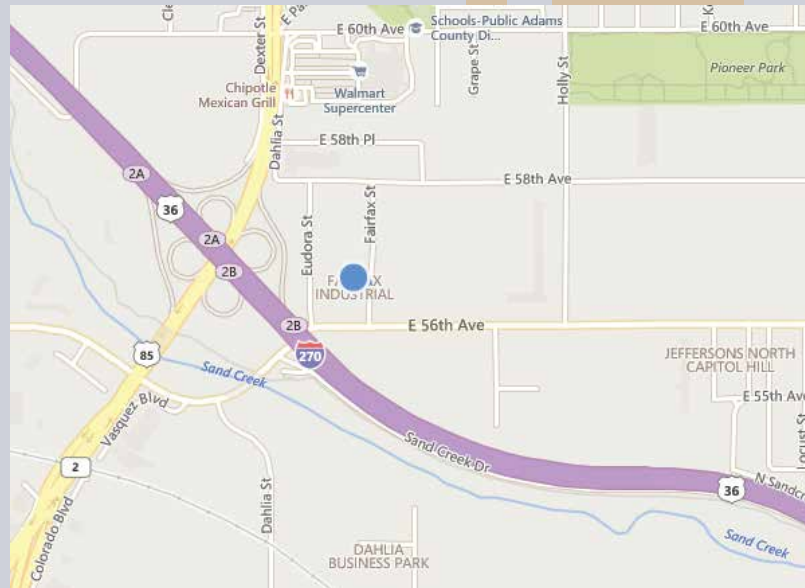
Occupancy: 0%

Clear Ceiling Height: 20 ft

Lot Size: 37,853 SF

APN / Parcel ID: 1823-07-4-05-002

Features: Fenced Yard, Electricity/Power, Sprinklers



This building would be ideal for Medical Marijuana Dispensary and Grow Facility. There are 3 separate units A,B,C. Walls easily removed to allow for 1 large area. Unit C - ideal for dispensary ADA Compliant 4,430 sq ft unit. Units A & B total 12,070 combined - perfect for growing. Ample power - upgraded. There will not be any environmental issues. Fenced, safe, secure. Buyer can apply for approval with MMED during the due diligence period. Meets all guidelines from City for approval. Zoned I-1. Seller may entertain owner financing with substantial down payment and favorable payment terms.

<https://www.colorado.gov/pacific/enforcement/marijuanaenforcement>

The information has been secured from sources we believe to be reliable, but we make no guarantees or warranties, expressed or implied, as to the accuracy of the information. References to square footage and age are approximate. Buyers and/or Tenants must verify the information at their own cost and expense.

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