

California clothier acquires vacant industrial building for under \$76 per sf

Denver County

Property Location: 5301 E. 39th Ave., Denver

Property Description: 51,410-sf industrial building, YOC 1958, includes 2,480-sf finished office area & 18,715-sf fenced storage yard, brick & concrete block construction, four dock-high & one drive-in door, sprinkled, 15' to 18' clear height

Land Size: 1.88 acres, zoned I-A

Sales Price: \$3.9M, or \$75.86 psf

Reception No.: 2016136758

Closing Date: 10/3

Grantor: Colorado Blvd. Holdings LLC, Nick Stuben, mgr.

Grantee: Jerry & Orit Kohen Living Trust, 2834 E. 48th St., Vernon, CA 90058

Financing: \$2.9M payable to ZB, NA, dba California Bank & Trust

Comments: The listing broker was Brandon Basham of Basham & Associates, 303-550-5133. The property is on the northeast corner of Forest St. & E. 39th Ave. Space formerly was occupied by Safeway. See APN: 01194-00-042. Byron Johnson of NAI Shames Makovsky, 303-565-3020, represented the buyer. The buyer will use the building for its clothing business. The buyer was leasing space in a building on Brighton Blvd that was owned by Evan Makovsky, and the buyer wanted to own its own building.

<http://www.crej.com/news/california-clothier-acquires-vacant-industrial-building-76-per-sf/>