



INDUSTRIAL CONDO FOR SALE IN AURORA, CO! 700 BILLINGS ST UNIT #P, AURORA, CO 80011

Discover a clean, flexible industrial condo perfectly suited for an owner-user. Located in the heart of Aurora, this Class B mixed-use commercial property offers approximately 1,694 square feet of functional warehouse and office space.

The unit features a tall, 10x10 ft. drive-in garage door for easy loading and unloading, 110V-220V power, and full utilities. A private bathroom and the ability to configure for office, warehouse, or hybrid use make this an adaptable space for a wide variety of operations.

Two available parking spaces are conveniently located right in front of the unit. Built in 1984, the property has been well maintained.

Convenient location near major routes, providing excellent access to I-225, I-70, and surrounding Denver metro areas.

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PROPERTY DETAILS:

Listing Price: \$338,800

Property Type: Industrial, Flex

Condo SF: 1,694 SF

Lot SF: 5,401 SF

Class: B

Zoning: MU-C

Drive-in Doors: (1) 10x10 door

Year Built: 1984

Cap Rate: 4.4%

ADDITIONAL PHOTOS:

