



Visitation to property by appointment ONLY.
Contact broker to set up a showing.

Seamless Gutter Business

1465 S CHEROKEE STREET | DENVER, COLORADO



\$1,600,000

REAL ESTATE & BUSINESS
FOR SALE

property Overview

Don't miss this rare opportunity to own industrial space in Denver. With quick access to I-25, Santa Fe, Hampden and 6th Ave, it is hard to find a better location than this. This business and real estate sale includes a profitable seamless gutter business with equipment included, as well as a well maintained building, ready to continue operations. The building includes 5 industrial sized drive in doors, a inside floor drain, interior heating and cooling, a recently installed roof, and a fenced in parking lot and yard.



PARKING
3.80/1,000 SF

YEAR BUILT
1980

LAND SIZE
12,500 SF

BUSINESS
Seamless Gutters

BLDG. SIZE
3,948 SF

ZONING
I-A (Denver County)

CoStar, 2022

area Demographics

	2 MILES	5 MILES	10 MILES
POPULATION	79,967	532,714	1,503,102
HOUSEHOLDS	35,019	246,657	646,793
H.H. INCOME	\$110,860	\$102,233	\$102,706
MEDIAN AGE	35.9	36.7	37.6
TRAFFIC COUNTS	S. Santa Fe Dr. @ W Arkansas Ave S.		87,130 VPD
	S. Santa Fe Dr. @ W Florida Ave S.		89,160 VPD

real estate Overview

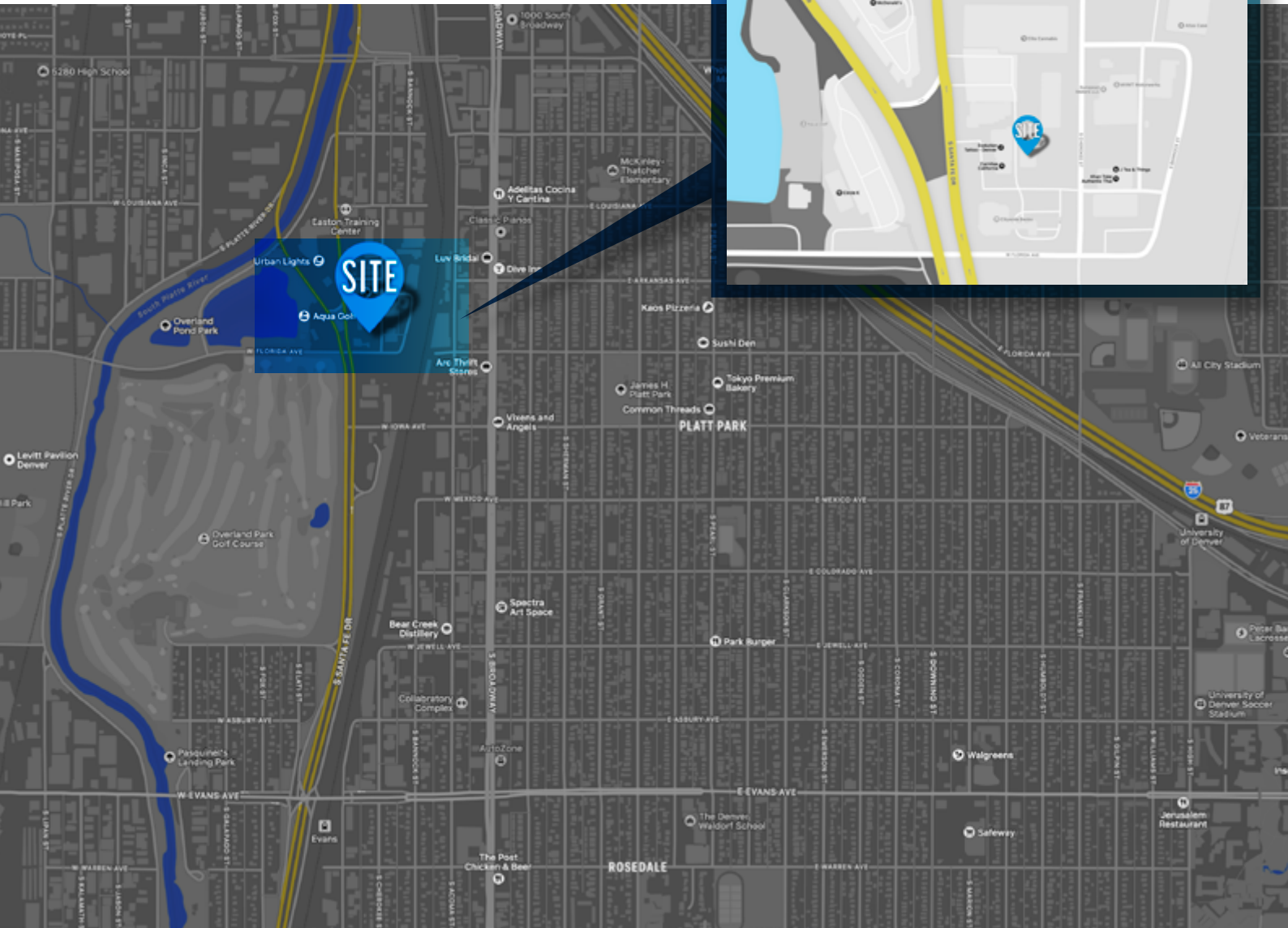
business:

- Decades Established Seamless Gutter Business with Contracted Accounts
- 5 Trucks, 6 Seamless Gutter Machines
- All Equipment Needed to Continue a Successful Operation.

property:

- 5 Industrial size Garages w/ door-openers
- Up-to-Date Furnace & A/C
- Newer Roof
- Fenced in Parking Lot
- Small Office Area w/ 2 Offices & Upstairs Loft
- 2 Bathrooms





aerial map & competition

Since 1977, this company has helped residential and commercial properties throughout Denver and beyond with their gutter installation and repair needs. Their main focus has been providing the highest quality commercial gutter systems for residential and commercial properties. They work with architects, roofing consultants and business owners, to ensure they receive the right gutters for their property. Other services include gutter cleaning, gutter repair & maintenance, and seamless gutters & downspouts.



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