

FOR SALE



117TH AVENUE INDUSTRIAL PARK CONDOS II

7140 W. 117th Ave., Unit C-5
Broomfield, CO 80020



Ryan Beckenhauer

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Property Summary

7140 W. 117th Ave., Unit C-5, Broomfield, CO 80020

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Size: 1,427sf (1,907 w/ mezzanine)
Overhead door - 14' x 10'
Clear Height: 18ft
3-phase power (TBV by electrician)
OA dues - \$670/quarter
Parking on-site
2024 Taxes - \$7,974 (per Broomfield Assessor)

PROPERTY HIGHLIGHTS

- Size: 1,427sf (1,907 w/ mezzanine)
- Zoning: 1-2 per City of Broomfield

OFFERING SUMMARY

Sale Price:	\$375,000
Number of Units:	1
Building Size:	1,427 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	779	5,783
Total Population	274	1,909	13,268
Average HH Income	\$110,201	\$107,917	\$110,268

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Additional Photos

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Location Map

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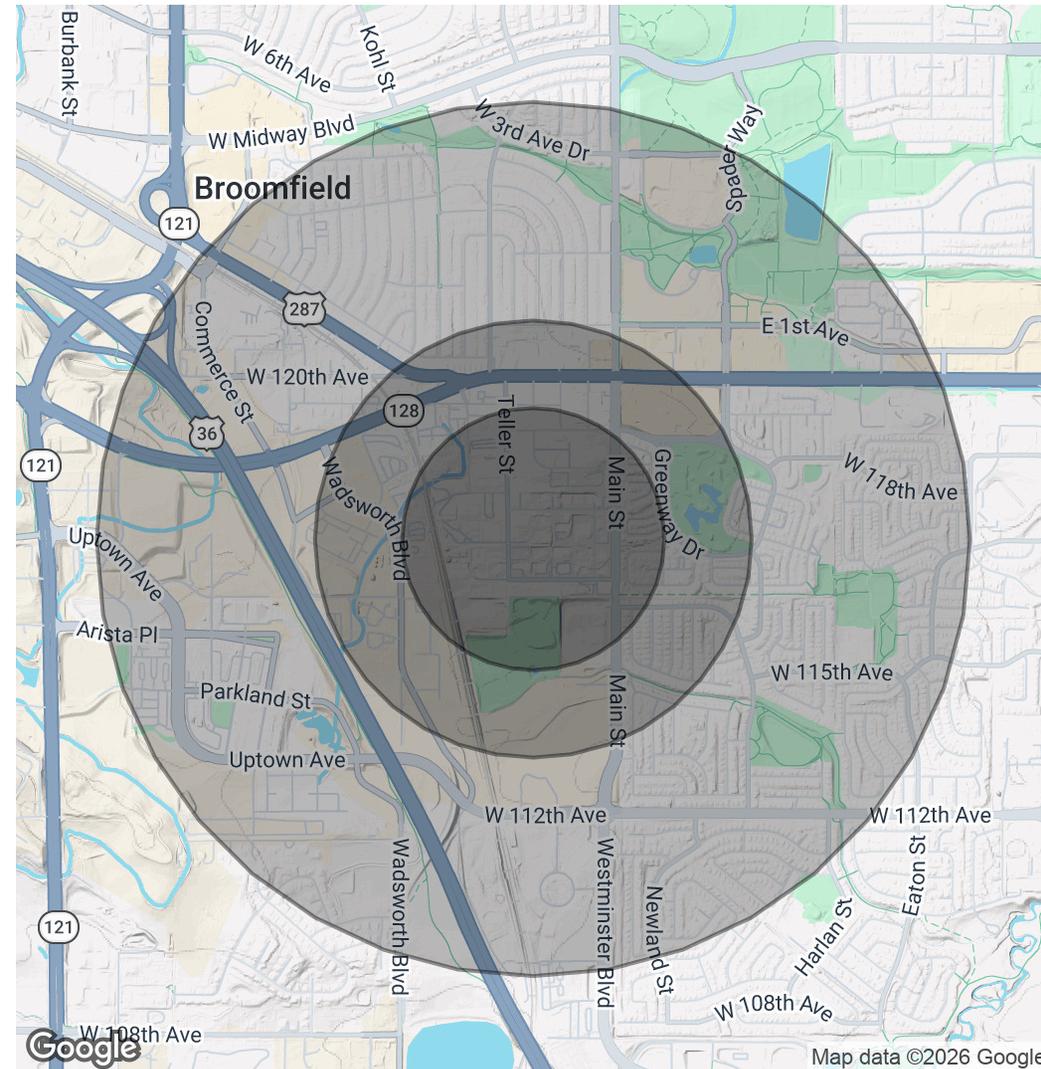
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	274	1,909	13,268
Average Age	36	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	779	5,783
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$110,201	\$107,917	\$110,268
Average House Value	\$395,864	\$431,992	\$542,716

Demographics data derived from AlphaMap



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