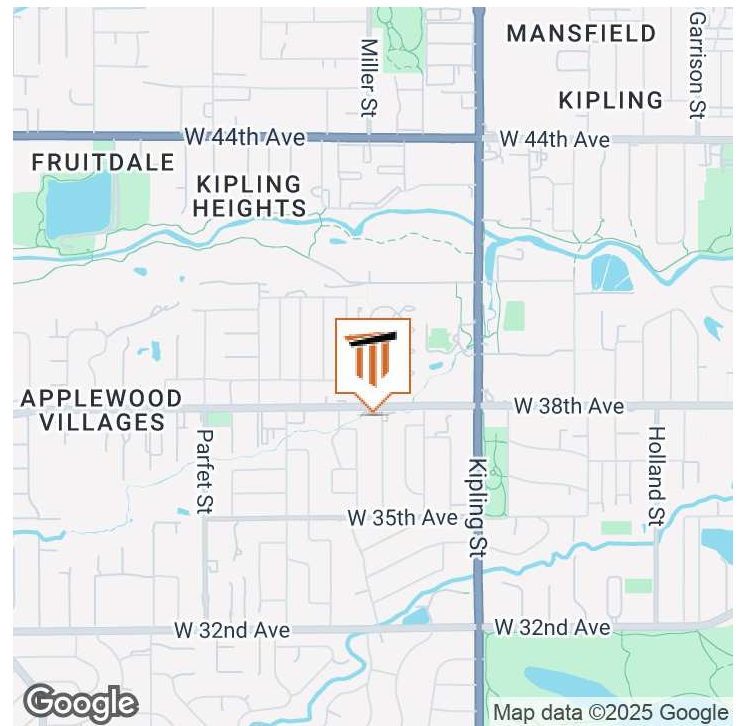


\$100K PRICE REDUCTION W. 38TH

10350 West 38th Ave. Wheat Ridge , CO 80033



OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	625 SF
Lot Size:	0.525 Acres
Price / SF:	\$798.40
Year Built:	1991
Renovated:	2007
Zoning:	C-1
Traffic Count:	11,000-12,000
Topography:	Flat

PROPERTY OVERVIEW

Hard-Corner Site on the corner of 38th Ave. & Miller St. The property is .525 Acres has an existing 625 SF Barn currently used to store vehicle(s) and construction materials. An existing ditch currently occupies approximately 4,227 SF of the Property. It is Currently Zoned Commercial-One District (C-1) in the City of Wheat Ridge. This district is established to provide for areas with a wide range of commercial land uses which include office, general business, and retail sales and service establishments. This district is supported by the community and/or entire region.

PROPERTY HIGHLIGHTS

- Located off of 38th Avenue, a high traffic area of 11,000 to 12,000 daily
- Existing electrical with Excel Energy
- Neighborhood property adjacent to residential single-family and multi-family properties
- Diverse layout of the property and flat topography allows for a multitude of possible uses.

FOR MORE INFORMATION, PLEASE CONTACT:

SCOTT A. MARCUM

Broker/Owner

O: 303.403.1333 | C:303.437.5590

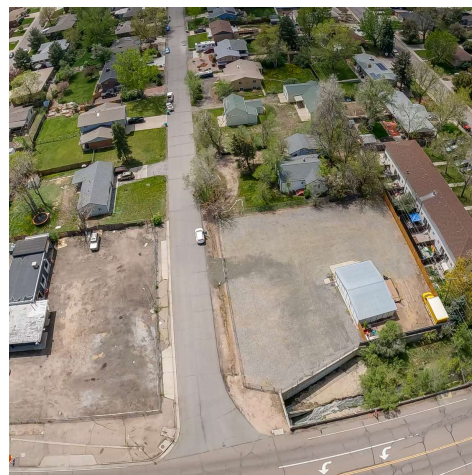
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Industrial Property For Sale

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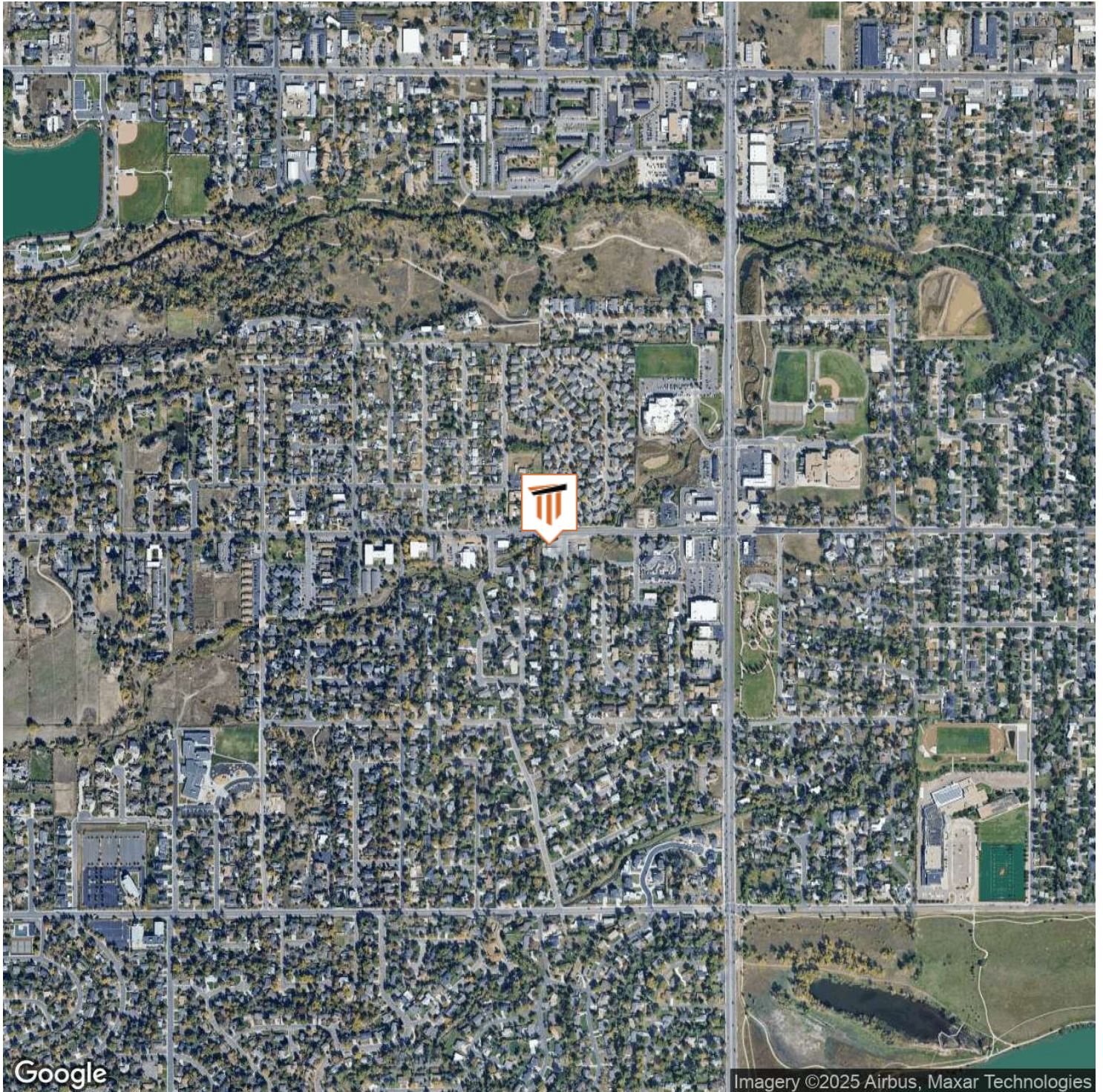
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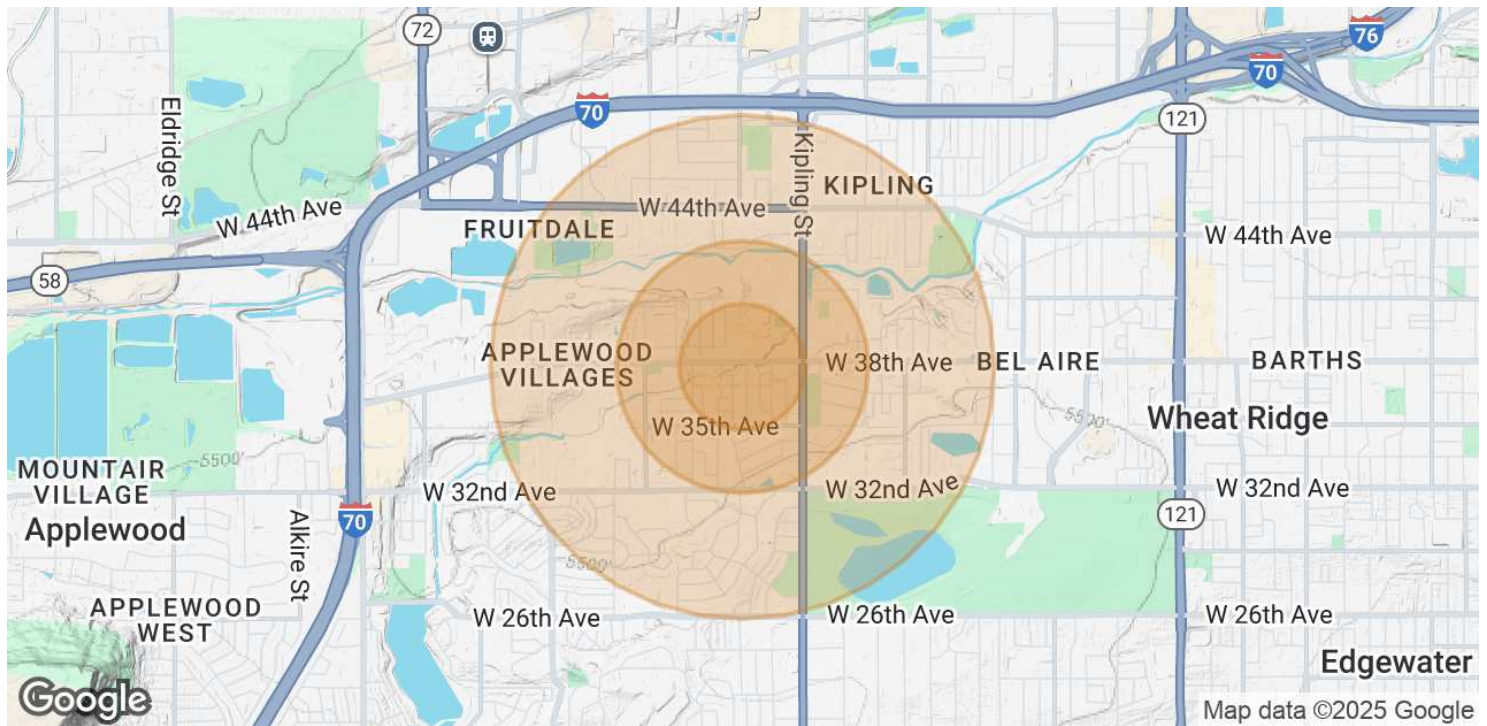
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	595	2,271	9,309
Average Age	48.4	50.1	46.7
Average Age (Male)	40.4	43.9	44.1
Average Age (Female)	49.5	50.7	46.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	289	1,100	4,248
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$116,401	\$113,938	\$104,478
Average House Value	\$476,579	\$481,464	\$465,016

2020 American Community Survey (ACS)

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