



FOR SALE
\$2,000,000
BUSINESS ALSO FOR SALE

11091 IRMA DR
Northglenn, CO 80233

PROPERTY HIGHLIGHTS

- Business is also for sale priced at \$475,000
- Prime location with easy access to I-25
- Onsite parking
- Fenced side and back yard
- Highly versatile space with open floor plan
- Ideal for various business uses



BUILDING SF
4,170 SF



LOT SIZE
0.39 ACRES



PARKING
9 SPACES



TAXES
\$23,264
USD



YEAR BUILT
1970



ZONING
CG

PROPERTY DESCRIPTION

Presenting a remarkable opportunity in the heart of Northglenn, CO! This 4,170 square foot free-standing building at 11091 Irma Dr is perfectly suited for a wide range of commercial business uses, thanks to its General Commercial zoning. With ample space and a strategic location, this property offers a lucrative investment for those seeking a prime commercial real estate asset. Additionally, the building is in a prime location with quick access to I-25 and is nearby several amenities, making it an even more attractive prospect. Take advantage of the vibrant Northglenn area and the endless potential this building provides for your business endeavors. Don't miss out on the chance to own a versatile and high-impact property in this thriving commercial hub!

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



ADDITIONAL PHOTOS



STEVE MASZTALER

303.229.3871

smasztaler@madisoncommercial.com



ADDITIONAL PHOTOS



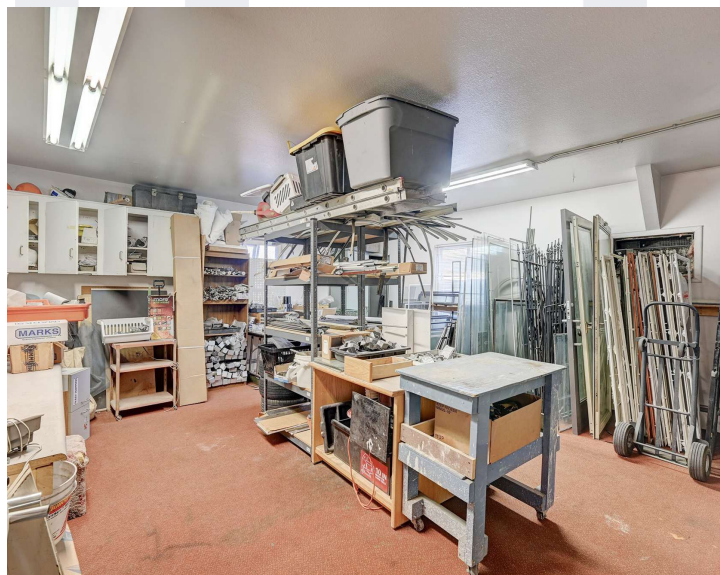
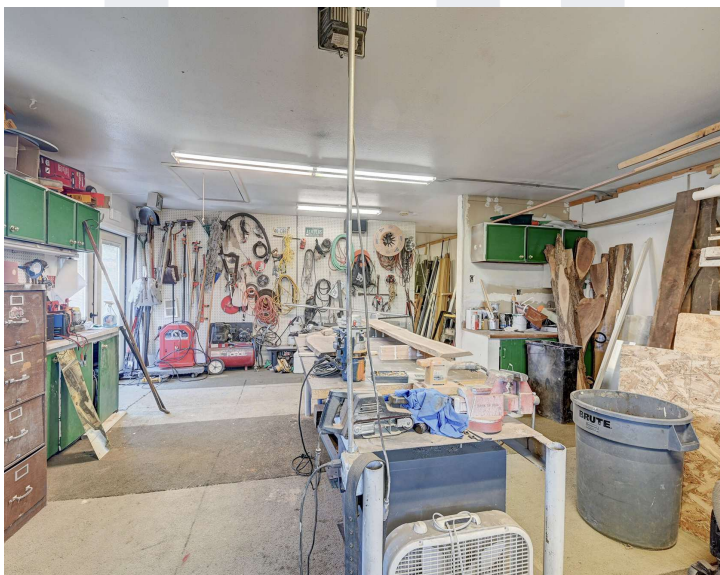
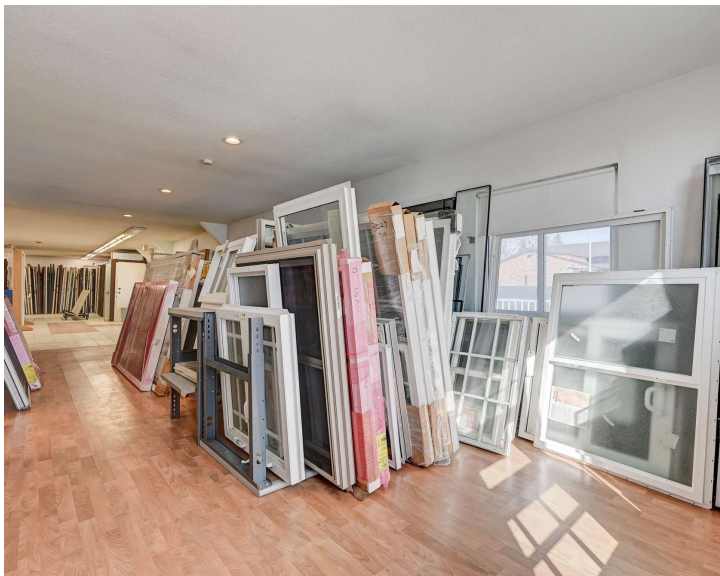
STEVE MASZTALER

303.229.3871

smasztaler@madisoncommercial.com



ADDITIONAL PHOTOS



STEVE MASZTALER

303.229.3871

smasztaler@madisoncommercial.com

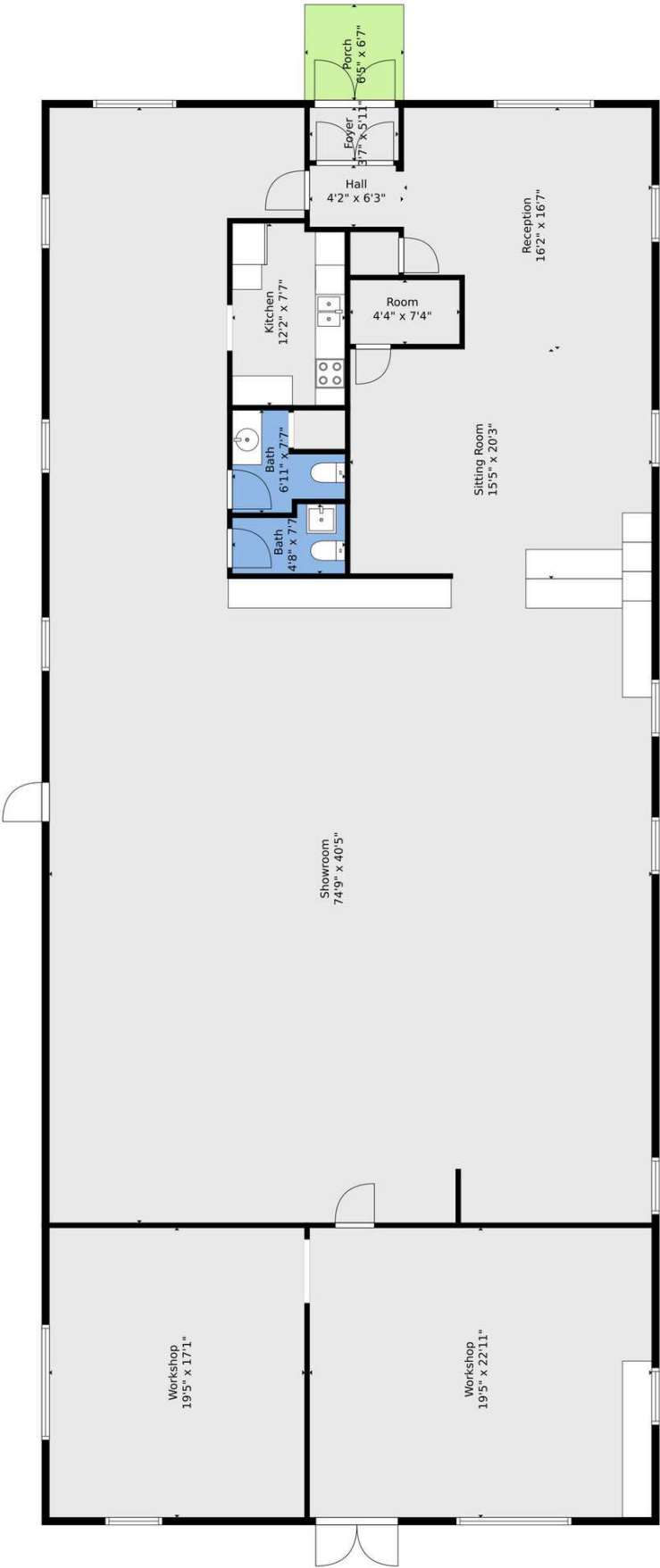
**MADISON
COMMERCIAL
PROPERTIES**

FLOOR PLANS

Main

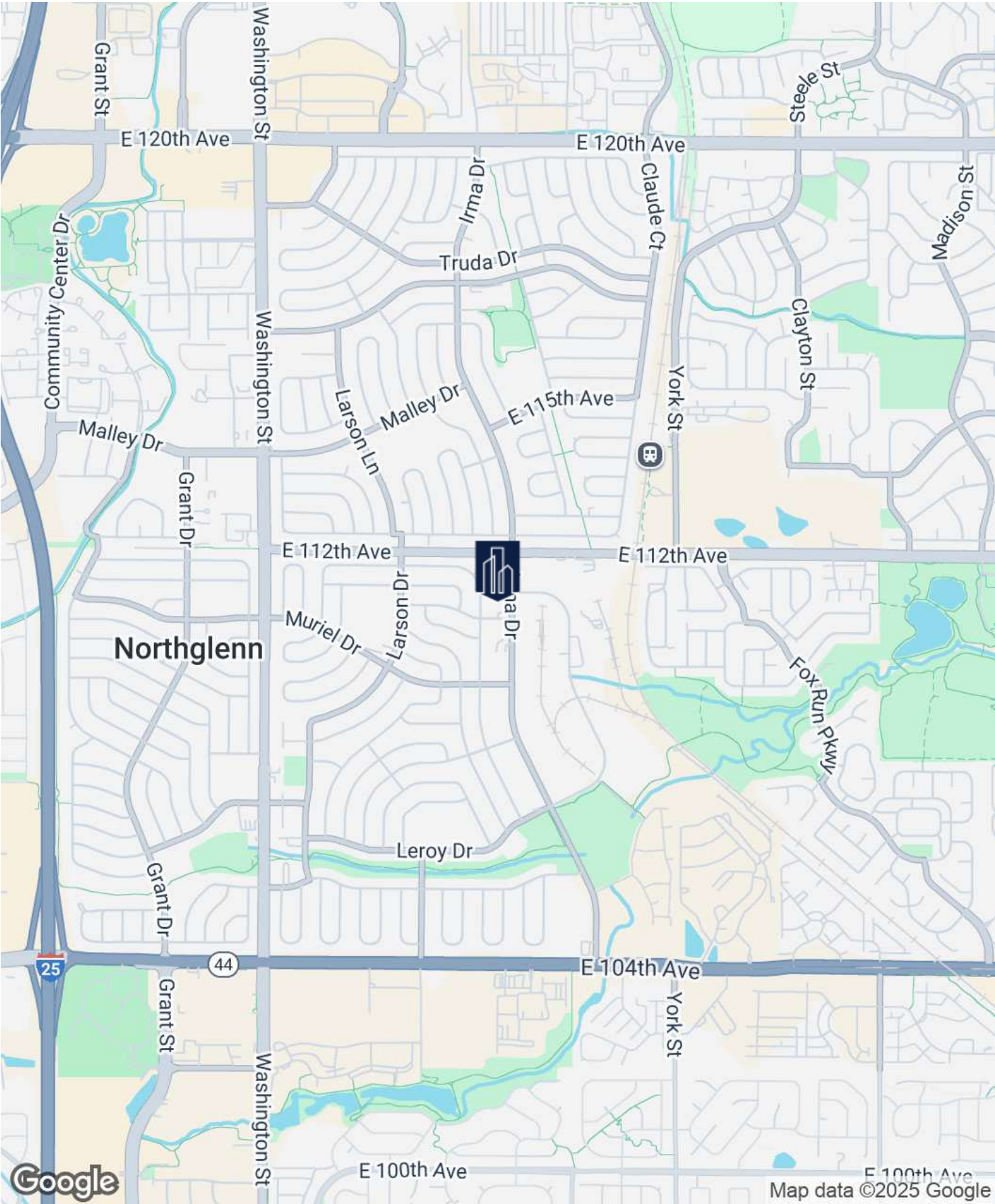
STEVE MASZTALER

303.229.3871
smasztaler@madisoncommercial.com



TOTAL: 3036 sq. ft.
FLOOR 1: 3036 sq. ft.
EXCLUDED AREAS: WORKSHOP: 785 sq. ft, PORCH: 43 sq. ft.
Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.

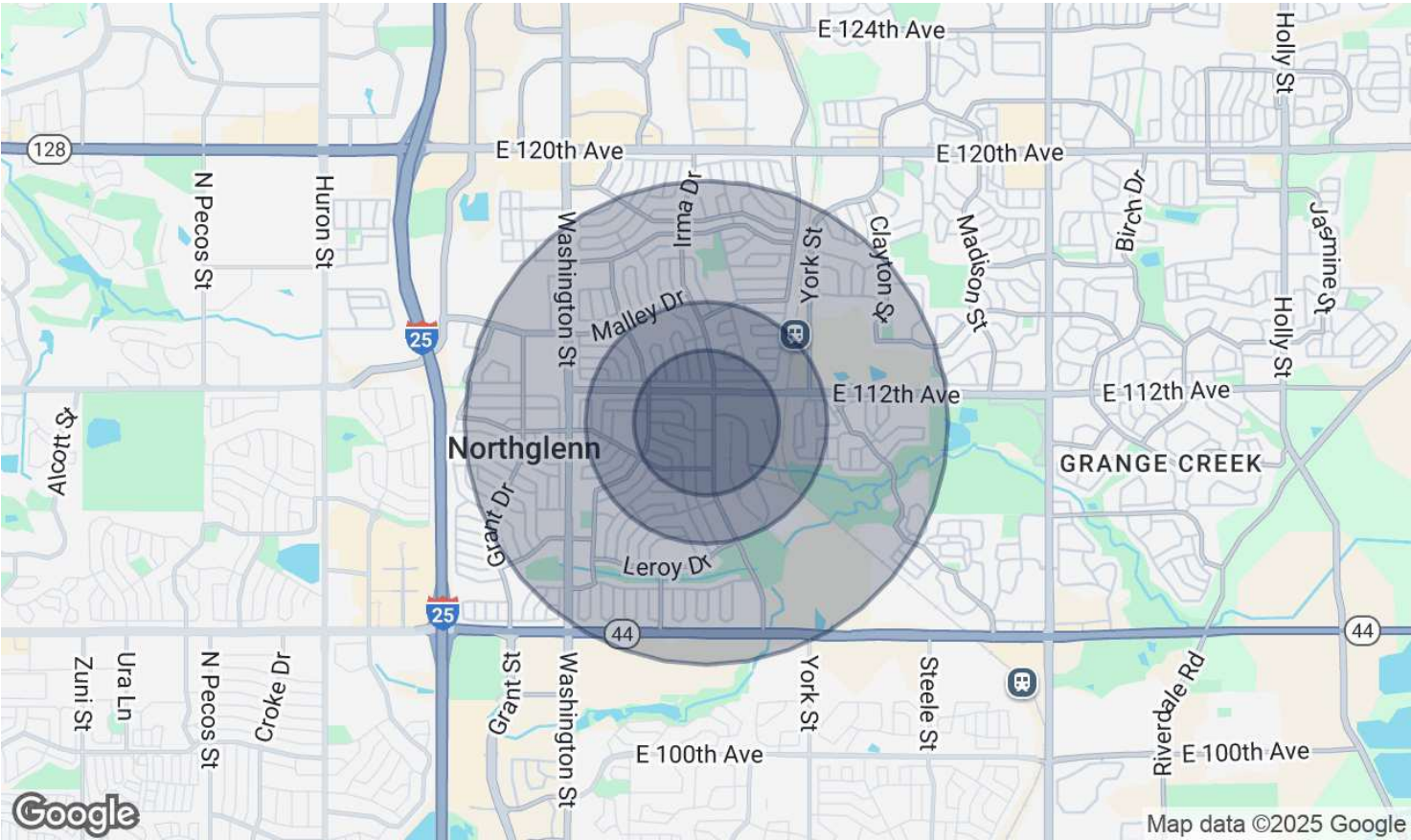
LOCATION MAP



STEVE MASZTALER
303.229.3871
smasztaler@madisoncommercial.com



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	754	4,077	18,463
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	1,354	6,569
# of Persons per HH	3.1	3	2.8
Average HH Income	\$106,856	\$99,085	\$93,932
Average House Value	\$474,390	\$486,809	\$487,244

Demographics data derived from AlphaMap

STEVE MASZTALER

303.229.3871
smasztaler@madisoncommercial.com



MEET THE TEAM



STEVE MASZTALER

Commercial Real Estate Advisor

Direct: 303.229.3871 **Cell:** 303.229.3871
smasztaler@madisoncommercial.com

STEVE MASZTALER

303.229.3871
smasztaler@madisoncommercial.com