

5715 UPHAM ST. ARVADA, CO 80002



FOR SALE

GUIDE
REAL ESTATE

Benjamin
Woody-Rifen
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TURNKEY SALON | PARKING LOT | GARAGE | 1934 SQFT

Located at the intersection of Upham and Ralston Road in Olde Town Arvada, this exceptional commercial property offers an unparalleled opportunity for business owners seeking prime visibility and timeless charm. With a traffic count of 12,700, this converted bungalow commands attention, blending historic character with modern functionality. Currently operating as a beauty salon, this versatile space is well-suited for a variety of businesses, from boutique retail to professional services. A transferable wine and beer license also adds a unique advantage. Inside, the thoughtfully designed layout includes a waiting/retail area, several workstations, wash stations, an esthetician room, break room/office, restrooms, and a finished basement, perfect for additional workstations, private offices, or extra storage. Beyond the inviting interior, the property boasts a host of rare amenities, including an oversized one-car garage, five off-street parking spaces, and a picturesque front porch surrounded by lush landscaping. Additionally, a quarter share in the Wadsworth Ditch Company provides valuable irrigation rights, enhancing the property's curb appeal and outdoor possibilities. With its unbeatable location, high traffic exposure, and distinctive charm, this one-of-a-kind property presents an extraordinary investment for those looking to establish or expand their business in one of Arvada's most sought-after areas.

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