



INDUSTRIAL/FLEX CONDO AVAILABLE FOR SALE

11919 W I-70/Frontage Road #118
Wheat Ridge, Colorado

Kentwood
Commercial

PROPERTY DETAILS

LIST PRICE	\$650,000
SIZE	2,378 SF
PROPERTY TYPE	Industrial/Flex Condo
STORIES	Two
YEAR BUILT	2002
ZONING	PUD
TAXES (2023)	\$14,625.06
OA DUES (2024)	\$507.06/Month (Estimated)
POWER	3-PHASE, 200 AMPS
HVAC	TWO UNITS
PARKING	THREE (3) SURFACE SPACES
PARCEL NUMBER	39-174-08-045
LEGAL	SECTION 17 TOWNSHIP 03 RANGE 69 QTR SE SUBDIVISION CD 439470 SUBDIVISION NAME LAKEMONT LANDING CONDOS BLOCK 001 LOT 0102

INDUSTRIAL FLEX CONDO AVAILABLE FOR SALE

This versatile property offers a unique opportunity in the heart of Wheat Ridge, Colorado. Meticulously renovated and built-out over two levels, the space has been transformed into a dynamic music studio, providing a blend of functionality and modern design.

Property Features:

- Interior Layout: Open workspace complemented by private offices, perfect for creative or professional uses. Includes two private restrooms and a convenient break area for seamless workflow and comfort.
- Parking: Three reserved parking spaces, ensuring accessibility for staff or clients.
- Location: Centrally positioned with easy access to I-70, offering excellent connectivity to Denver and surrounding areas.

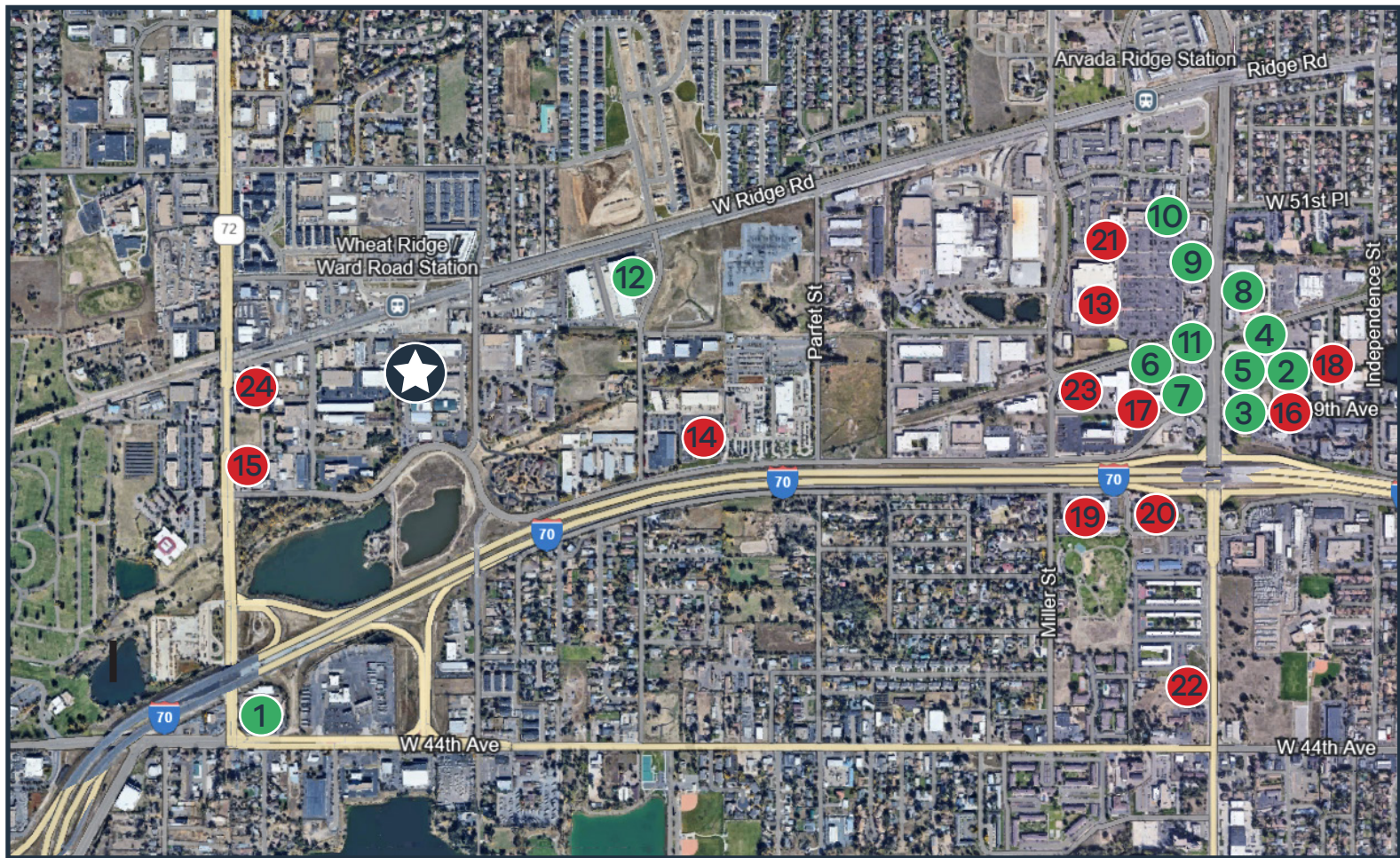
This property's thoughtful design and prime location make it ideal for a variety of uses, including creative workspaces, professional studios, or light industrial purposes. Don't miss this rare opportunity in Wheat Ridge's thriving industrial market!

INTERIOR PHOTOS



EXTERIOR PHOTOS





AREA MAP

RESTAURANTS/COFFEE/BARS

- 1 Long Shots Bar & Grill
- 2 Real Thai Restaurant
- 3 Kickin Wings
- 4 Luke's, A Steak Place
- 5 Subway
- 6 3 Margaritas
- 7 Fat Shack
- 8 Lil' Nick's Pizza
- 9 Jersey Mike's Subs
- 10 Einstein Bros Bagels
- 11 Starbucks
- 12 Peets Coffee

RETAIL/SERVICES/ENTERTAINMENT

- 13 Target
- 14 Brass Armadillo Antique Mall
- 15 The Growing Company
- 16 Natural Grocers
- 17 NAPA Auto Parts
- 18 Bowlero
- 19 Comfort Inn
- 20 Holiday Inn Express & Suites
- 21 Bellco Credit Union
- 22 Natural Wellness Centre
- 23 Phenix Salon Suites
- 24 Cozy Nails & Spa

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