

FOR SALE

6500 W 44TH AVE

6500 W 44th Ave Wheat Ridge, CO 80033



PROPERTY DESCRIPTION

Great Owner/User Building with flexible existing lease terms for a Buyer to occupy all or a portion of the Building.

PROPERTY HIGHLIGHTS

- Meticulously Maintained
- Corner Lot
- Ample Parking
- Great location with easy access to I-70, Downtown and Wheat Ridge Business District
- Ideal for business professionals and services

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	8
Lot Size:	0.21 Acres
Building Size:	2,110 SF
Zoning:	RC
APN:	39-243-08-022

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	394	1,570	6,923
Total Population	791	3,143	14,501
Average HH Income	\$83,129	\$78,763	\$74,415

Jon Treter
303 523 4463

Ben Gilliam
720 253 6477

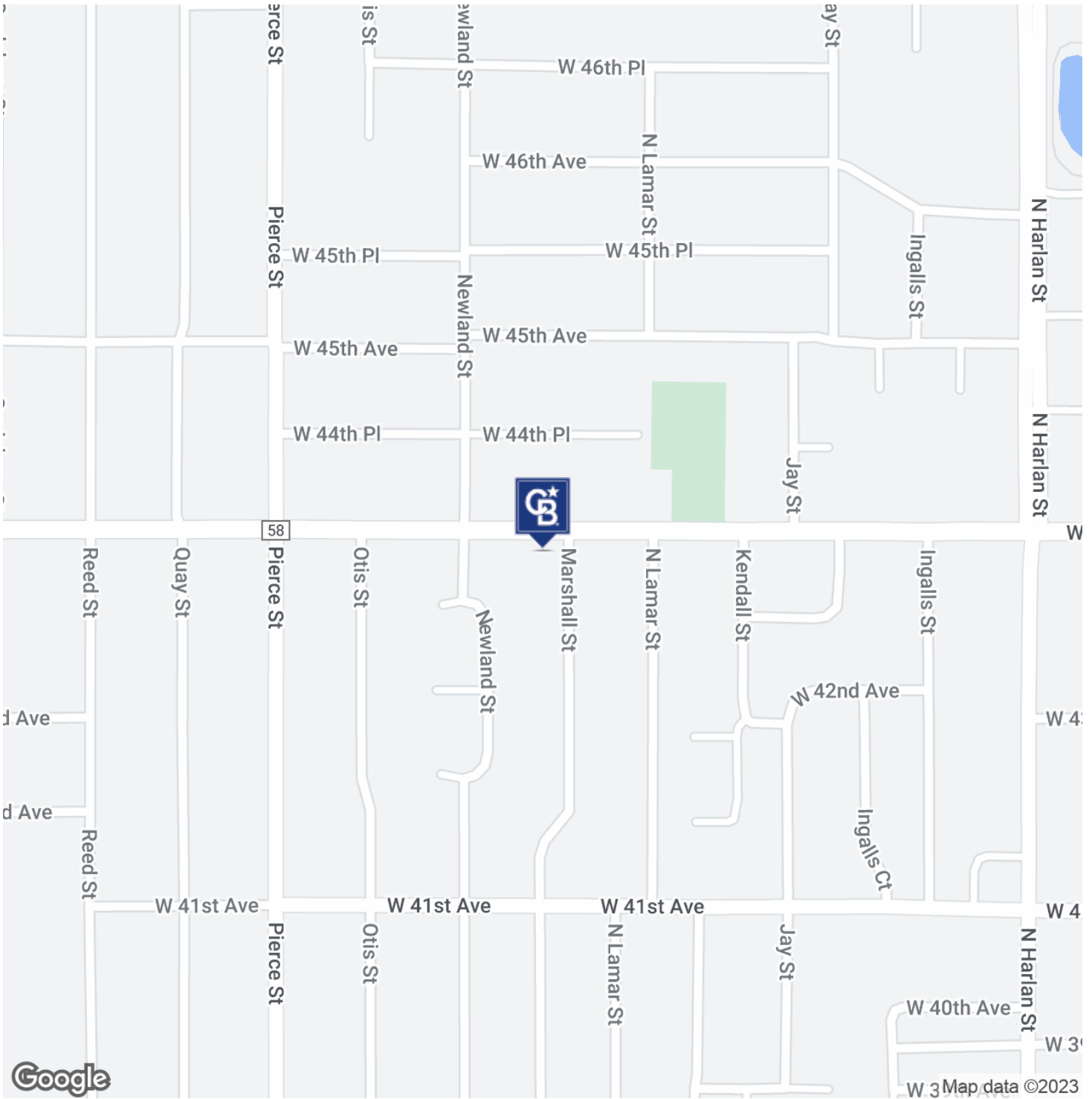


**COLDWELL BANKER
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LOCATION MAP

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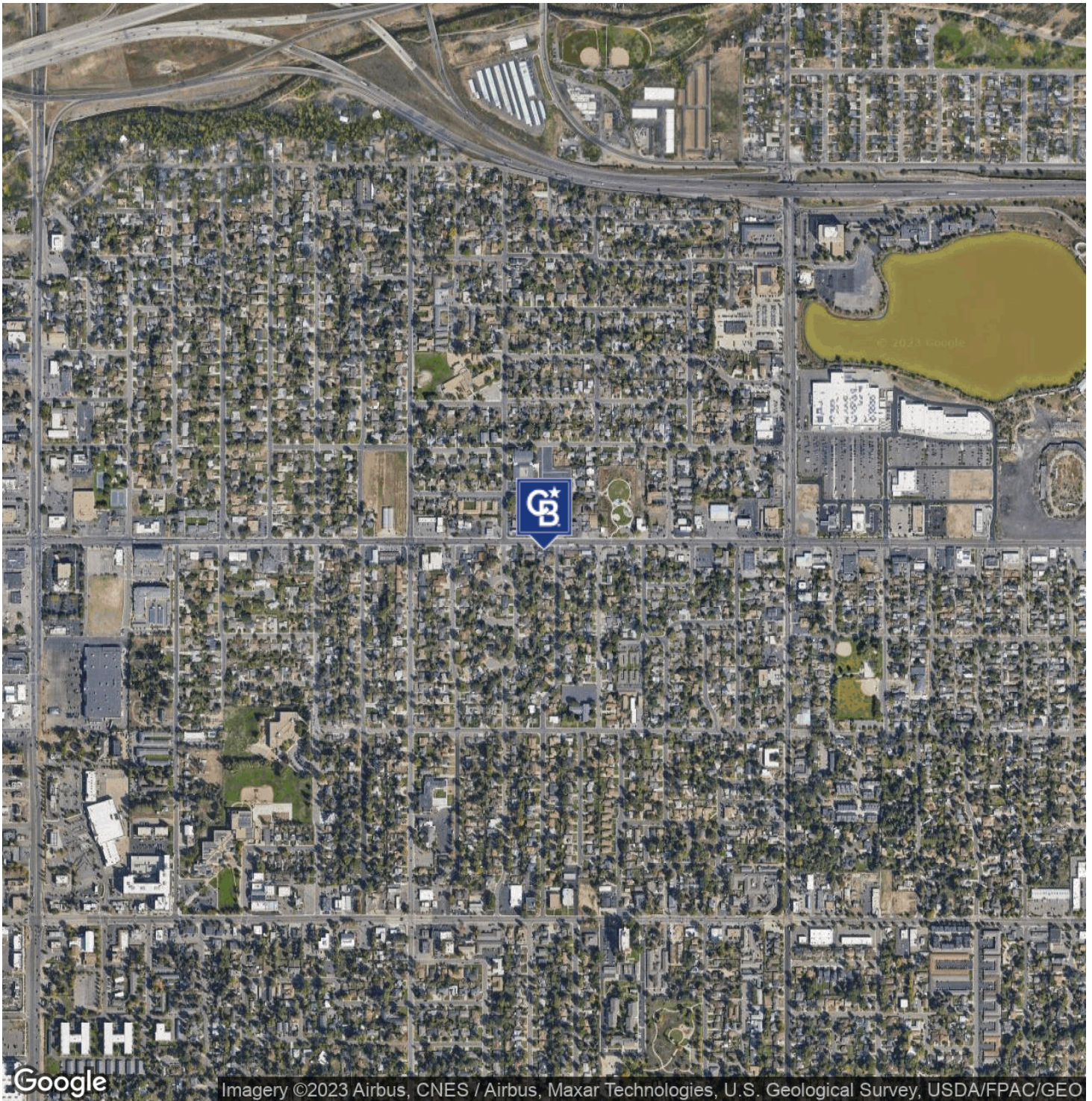


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AERIAL MAP

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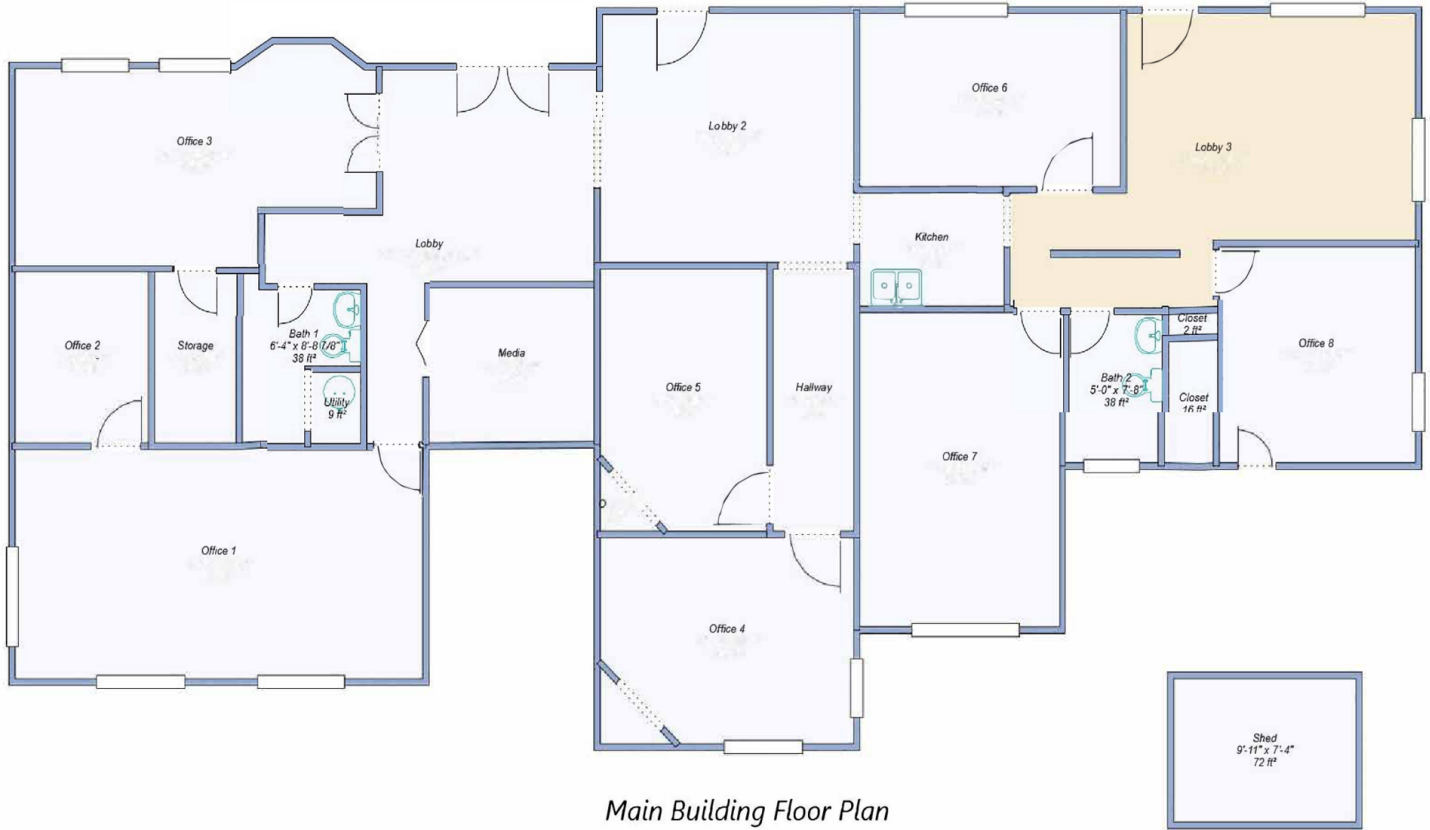


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BUILDING PLAN

6500 W 44TH AVE

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Main Building Floor Plan
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SELECT INTERIOR PHOTOS

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