

7585 W. 32ND AVE.

Wheat Ridge, CO 80033

FOR SALE



PROPERTY DESCRIPTION

In-fill Land Available For Sale
Zoned Restricted Commercial - allows office uses, professional services, and limited retail

PROPERTY HIGHLIGHTS

- Existing Parking Lot on south portion of property
- Utilities on site
- Landscaping per Wheat Ridge code
- Grass portion of lot is cleared and ready for improvements
- Taxes: \$3,857.36 (provided by Jefferson County)
- Great potential for office/medical/mixed-use, possible clinic, treatment, daycare center

TRAFFIC COUNT

Wadsworth Blvd. S of W 32nd Ave.	45,275/vpd
Wadsworth Blvd. S of W 30th Ave.	41,367/vpd
Wadsworth Blvd. N of W. 34th Pl N	39,726/vpd

CHARLES NUSBAUM

303.454.5420
cnusbaum@antonoff.com

OFFERING SUMMARY

Sale Price:	\$636,000
Lot Size:	0.73 Acres

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	12,689	140,069	389,845
2023 Average Household Income	\$95,538	\$97,046	\$99,876
Businesses	1,206	8,311	25,335
Employees	8,283	67,834	241,602

* Demographics and Traffic Counts provided by CoStar

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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Antonoff & Co. Brokerage, Inc.
 Charles G. Nusbaum
 Ph: 303-454-5420 Fax: 303-454-5400

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on .

Signer: _____ Date: _____

On , Broker provided with this document via and retained a copy for the Broker's records.

Brokerage Firm: **Antonoff & Co. Brokerage, Inc.**

Broker: Charles G. Nusbaum Date: 6/28/2022
Charles G. Nusbaum

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP
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