

# Fantastic Owner-User Flex Building

3901 W 88th Ave Westminster, CO 80031



FOR SALE

**James Bealer**  
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BellStreet



# For Sale

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## Property Description

Don't miss this flexible commercial building right on W 88th ave. With a blend of showroom, admin office, and shop with a roll up door, this property offers the perfect blend of accessibility and versatility making it an ideal location for your business. Plan for the future: this property is located right next to the Uplands Development!

## Property Highlights

- Shop space with a roll up door
- Beautiful showroom space
- Plenty of parking
- Spacious break room and offices

## Offering Summary

Sale Price:	\$1,290,000
Lot Size:	17,580 SF
Building Size:	4,400 SF
Zoning	C-4

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	665	1,677	6,750
Total Population	1,972	4,902	18,742
Average HH Income	\$100,122	\$100,835	\$97,853



For Sale

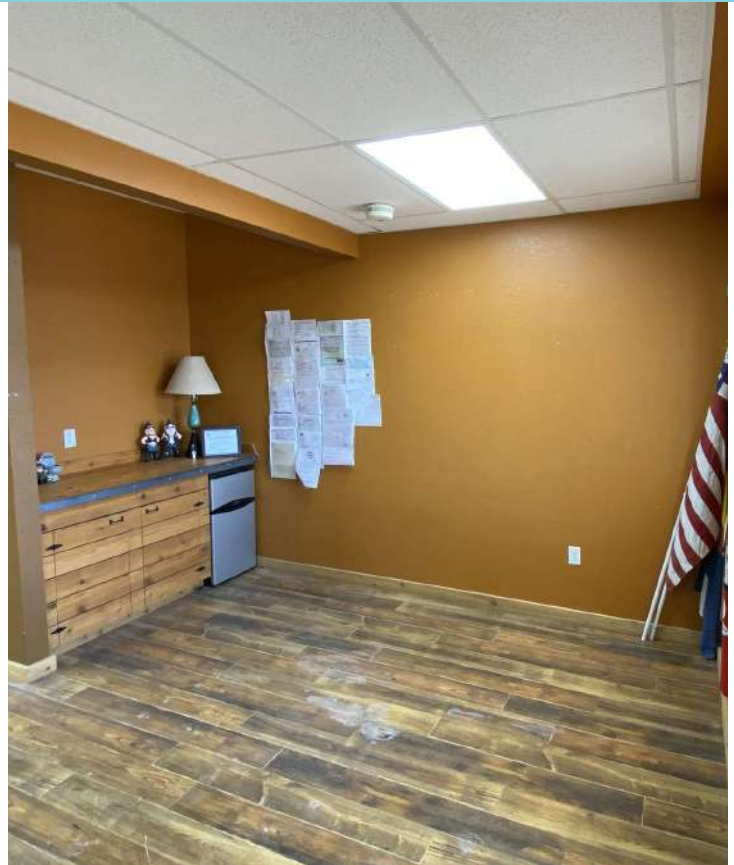
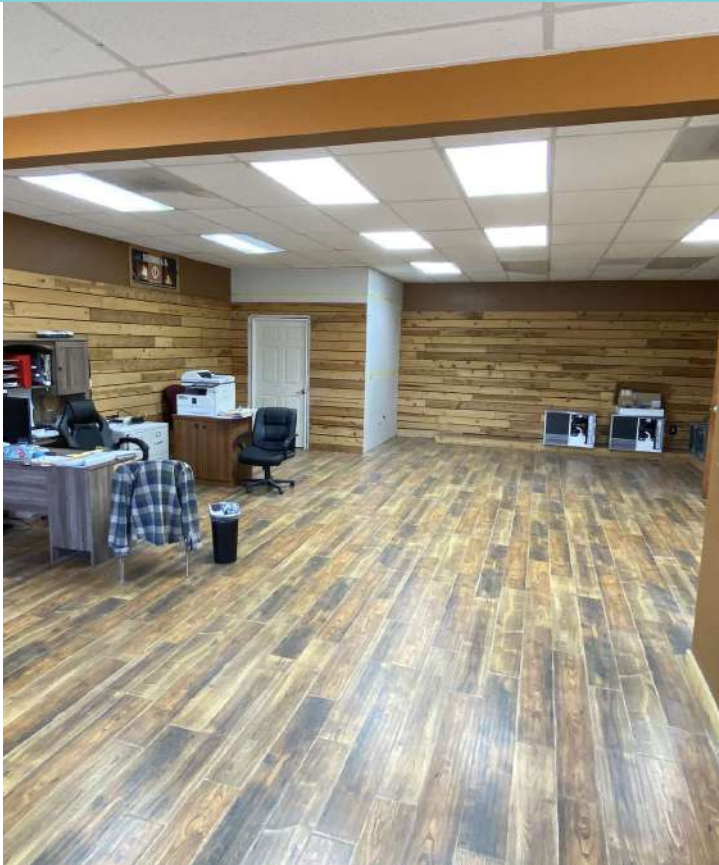
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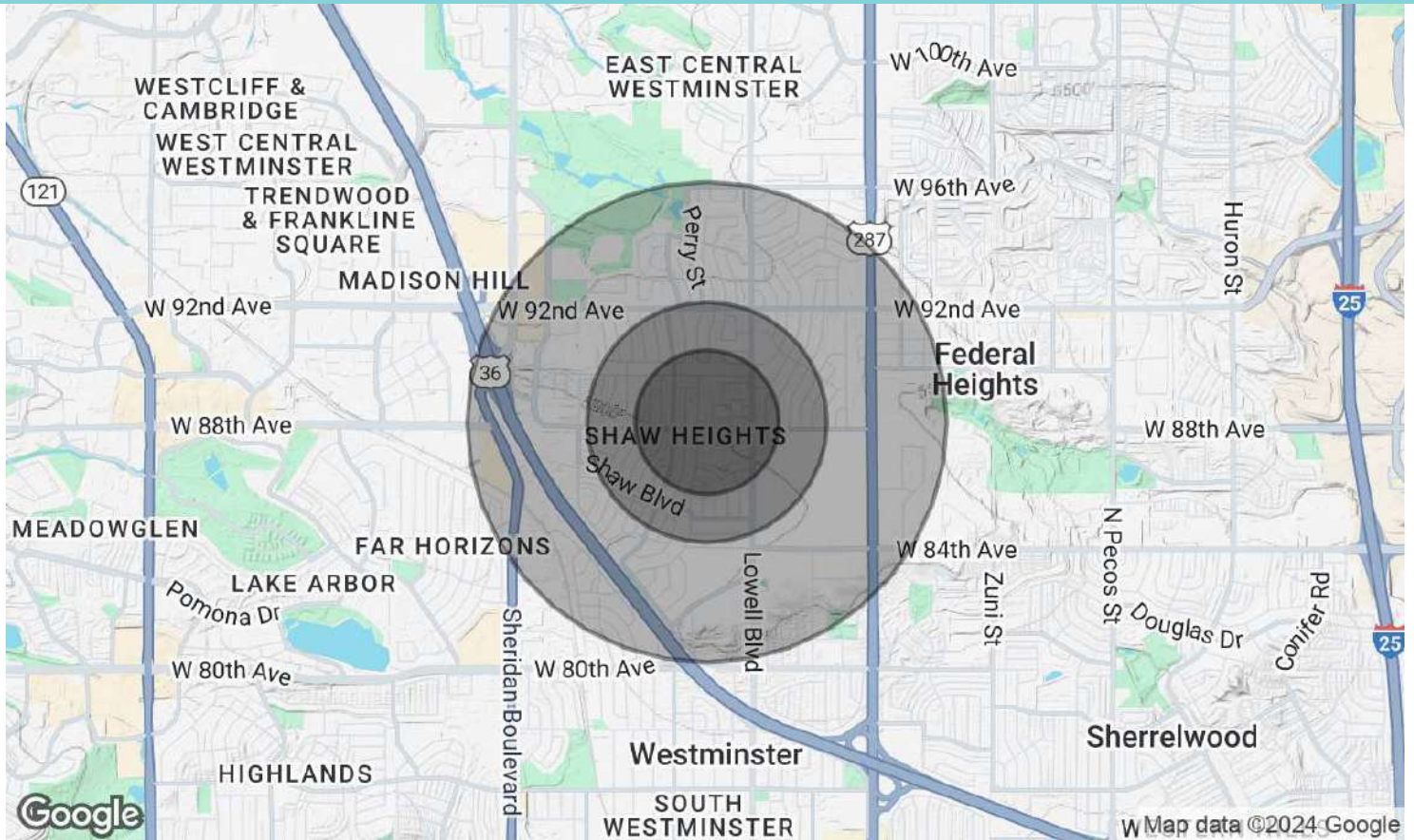






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## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,972	4,902	18,742
Average Age	37	38	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	665	1,677	6,750
# of Persons per HH	3	2.9	2.8
Average HH Income	\$100,122	\$100,835	\$97,853
Average House Value	\$504,611	\$519,172	\$494,192

Demographics data derived from AlphaMap



**James Bealer**

Associate Advisor

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## Professional Background

James grew up in The Woodlands, Texas, just north of Houston. He left the heat of Texas for Colorado whenever he could, and was constantly up in the mountains hiking and climbing. Upon discovering he had a real gift for climbing mountains, James started a career as a professional mountain guide, eventually leading expeditions on some of the world's most challenging mountains.

Graduating from Western Colorado University with a degree in leadership, James possesses a unique blend of academic knowledge and real-world experience. His educational foundation, combined with his hands-on expertise as a mountain guide, has shaped him into a tenacious commercial real estate professional.

At BellStreet, James approaches investment sales and leasing with the same unwavering determination that fueled his mountain guiding career. Specializing in office and retail assets, he's known for his innovative thinking and ability to devise creative solutions for his clients' unique needs. His drive to reach success and his knack for finding unconventional solutions sets him apart in the industry. James Bealer is a prime example of how a passion for conquering challenges, coupled with an academic foundation, results in someone who excels at delivering results that exceed expectations.

### **BellStreet**

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