



**FOR
SALE**

7225 Lowell Blvd
Westminster, CO 80030



SIZE
14,222 SF



SALE PRICE
\$1,195,000



PRICE PSF
\$84.03 / SF

FOR SALE

Aaron Evans

303-725-1202

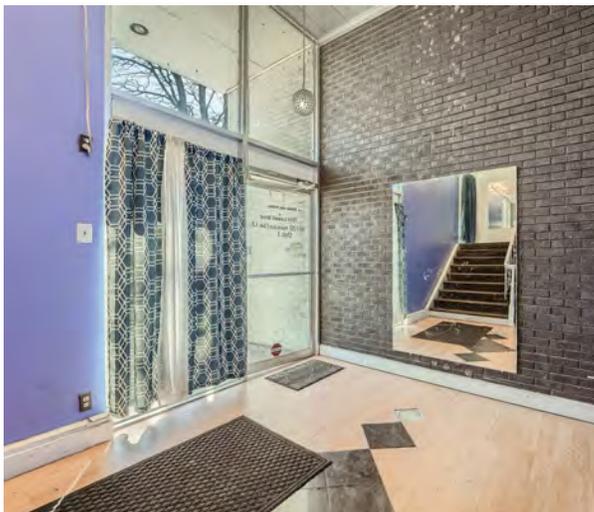
aevans@newoptionpartners.com

Well located freestanding retail / flex building available for sale providing excellent curb appeal, ground level retail (6,000 SF), two adjoining upper / lower level flex spaces (2,111 SF each) and a sizable amount of usable basement space (4,000 SF).

- **Year Built:** 1962
- **Lot size:** 8,712 SF | 0.20 Acre
- **Zoning:** C-1
- **Parking:** 16 on-site parking spaces and adjacent city lot with 25 spaces
- **Located within the Westminster Enterprise Zone**

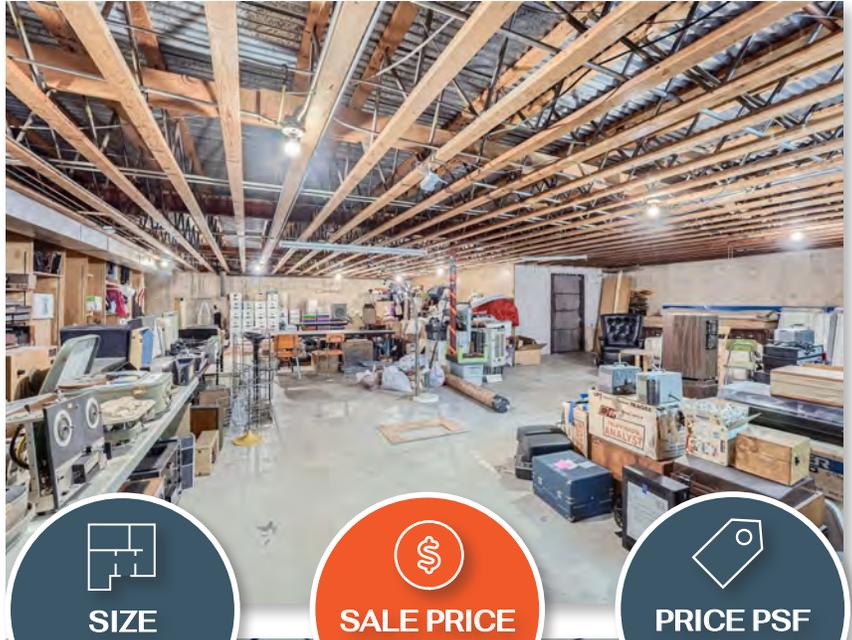
**FOR
SALE**

7225 Lowell Blvd
Westminster, CO 80030



FOR SALE

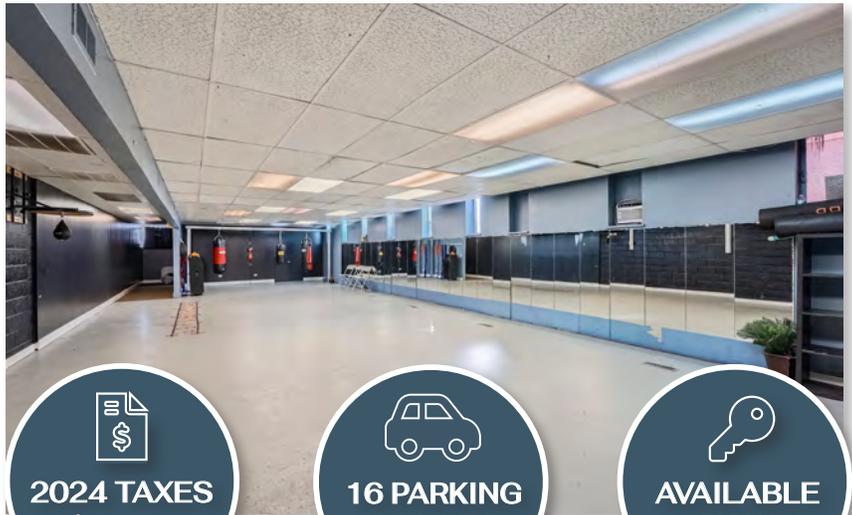
7225 Lowell Blvd
Westminster, CO 80030




SIZE
14,222 SF


SALE PRICE
\$1,195,000


PRICE PSF
\$84.03 / SF




2024 TAXES
\$27,573


16 PARKING SPACES


AVAILABLE NOW

**FOR
SALE**

7225 Lowell Blvd
Westminster, CO 80030

LOCATION DETAILS

Offering a nice northwest Denver location within the Enterprise Zone and adjacent to the busy signalized intersection of West 72nd Avenue and Lowell Blvd, 7225 Lowell Blvd provides an excellent location as well as close proximity to surrounding amenities, including easy access to Westminster Station and The Boulder Turnpike (Highway 36).

