

FOR SALE



117TH AVENUE INDUSTRIAL PARK CONDOS II

7140 W. 117th Ave., Unit C-5
Broomfield, CO 80020



Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com
www.expcommercial.com

Property Summary

7140 W. 117th Ave., Unit C-5, Broomfield, CO 80020

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Size: 1,427sf (1,907 w/ mezzanine)
Overhead door - 14' x 10'
Clear Height: 18ft
3-phase power (TBV by electrician)
OA dues - \$670/quarter
Parking on-site
2024 Taxes - \$7,974 (per Broomfield Assessor)

PROPERTY HIGHLIGHTS

- Size: 1,427sf (1,907 w/ mezzanine)
- Zoning: 1-2 per City of Broomfield

OFFERING SUMMARY

Sale Price:	\$399,999
Number of Units:	1
Building Size:	1,427 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	779	5,783
Total Population	274	1,909	13,268
Average HH Income	\$110,201	\$107,917	\$110,268

Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

7140 W. 117th Ave., Unit C-5, Broomfield, CO 80020

FOR SALE



Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

7140 W. 117th Ave., Unit C-5, Broomfield, CO 80020

FOR SALE



Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

7140 W. 117th Ave., Unit C-5, Broomfield, CO 80020

FOR SALE



Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

7140 W. 117th Ave., Unit C-5, Broomfield, CO 80020

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	274	1,909	13,268
Average Age	36	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	779	5,783
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$110,201	\$107,917	\$110,268
Average House Value	\$395,864	\$431,992	\$542,716

The map shows Broomfield, Colorado, with three concentric circles centered on a point in the downtown area. The circles represent different distances from the center. The map includes major roads like I-25, I-76, and I-287, as well as local streets like W 120th Ave, W 112th Ave, and W 108th Ave. The city name 'Broomfield' is prominently displayed.

303.229.6978

ryan.beckenhauer@expcommercial.com

Ex Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

