# 6145 WEST 38TH AVENUE

,WHEAT RIDGE, CO 80033







# MIXED USE REDEVELOPMENT SITE IN THE HEART OF WHEAT RIDGE

PRESENTED BY:

#### **EDITE LIEPINA-LAWRENCE**

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### **PROPERTY SUMMARY**

Wheat ridge Redevelopment site 6145 West 38th Avenue | Wheat Ridge, CO 80033



#### **Property Summary**

Price:	\$1,185,000
Building SF:	2,916
Occupancy:	100%
Lot Size:	18,398 SF
Frontage:	88 '
Signage:	Yes
Year Built:	1941
Zoning:	MU-N

#### **Property Overview**

Multi Family Development allowed for up to 40% of the lot size. Located in the heart of Wheat Ridge! On the busy and upcoming W 38th Avenue. Residential and Commercial uses, including but not limited to Office and Retail. Currently 3 Residential Units.



## **PROPERTY PHOTOS**

Wheat ridge Redevelopment site 6145 West 38th Avenue | Wheat Ridge, CO 80033





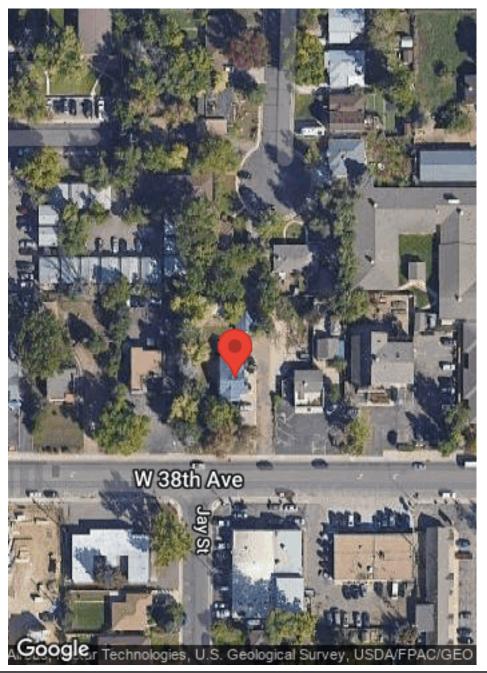


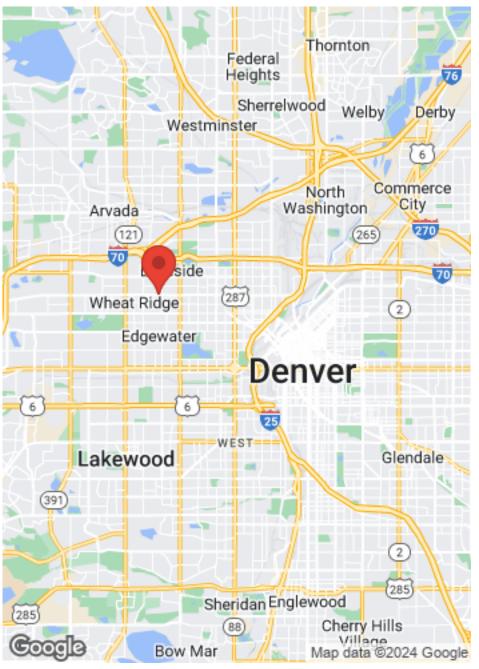




### **LOCATION MAPS**

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#### **BUSINESS MAP** Wheat ridge Redevelopment site 6145 West 38th Avenue | Wheat Ridge, CO 80033 REGIS W 50th Ave ulevard 121 70 N. Harlan 70 (95) W 47th Ave owell Blvd W 46th Ave Lakeside BERKELEY W.44th Ave W 44th Ave Dover St Mountain Wheat Ridge Marketplace View W 41st Ave W 41st Ave Little Brazil Restaurant Rolling Smoke BBQ Rossi's Italian Eatery Papa Johns Pizza Chalet BARTHS BEL AIRE NORTH W 38th Nve Dudley St SNARFS Subway Sunrise Sunset • \_at Ridge W 35th Ave BARDO Coffee House Enigma Bazaar ARSHALL PAR Western Animal Clinic Mr. Biscuits Bakery Clancy's Irish Pub WEST HIGHLAND W 32nd Av V. 3ZHQ AVE La Fonda EAST W 29th Ave W.29th Ave WHEATRIDGE CONDOS W 26th Ave W 26th Ave Teller St Edgewater W 25th Ave W.Byron Pl **Cooogle** SL Map data @2024 W 24th Ave