



www.ModernRECommercial.com

4251 Kipling Street Suite 150  
Wheat Ridge, CO 80033

# RETAIL BUILDING FOR SALE

12390 West 44th Avenue, Wheat Ridge, CO 80033

I-70 AT WARD ROAD

Price Reduced! \$650,000



## Property Summary

**Price Reduced!** | \$650,000

Credit at Closing of \$20,000 towards Improvements

**Building Size** | 925 SF

**Lot Size** | 17,904 SF (.4110 acres)

**Year Built** | 1946

**Zone** | MU - Mixed Use

**Traffic Counts** | 36,000 cars/day (Ward Rd/44th ave)

**Parking** | Paved/Surface/Ample

**2024 Taxes** | \$1,924.00

**PROPERTY IS LOCATED AT A TRAFFIC LIGHT**

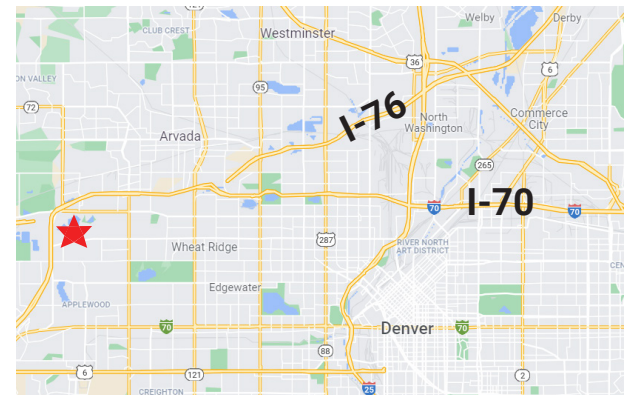
**IDEAL PROPERTY FOR MANY RETAIL USES TO INCLUDE QSR WITH DRIVE THRU, SALON, BARBER SHOP, CANNABIS, COFFEE SHOP, SPA, NAIL SALON, INSURANCE OFFICE, FINANCIAL SERVICES, AND MORE**

**Approved for Drive-Thru**

**40x40' warehouse/shop easily added on—great for all types of contractors!**

## Property Overview

12390 West 44th Avenue is a Retail Building that sits at the traffic light at Ward Road and 44th Avenue with great monument signage with great volume of drive-by traffic.



For more information,  
please contact:

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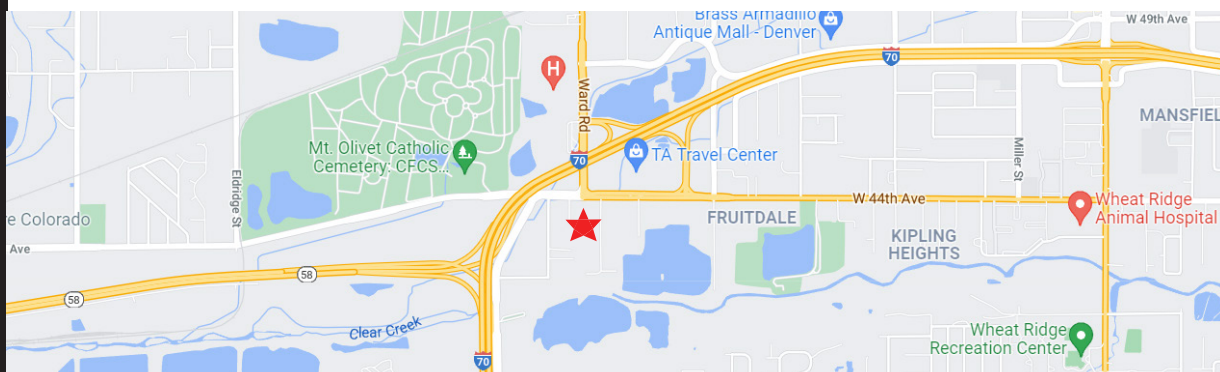
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## IDEAL FOR MANY RETAIL USES



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