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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

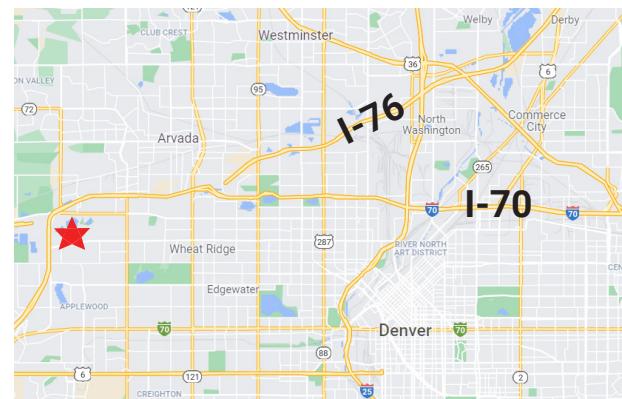
Traffic Counts | 36,000 cars/day (Ward Rd/44th ave)

Parking | Paved/Surface/Amp

2024 Taxes | \$1,924.00

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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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!



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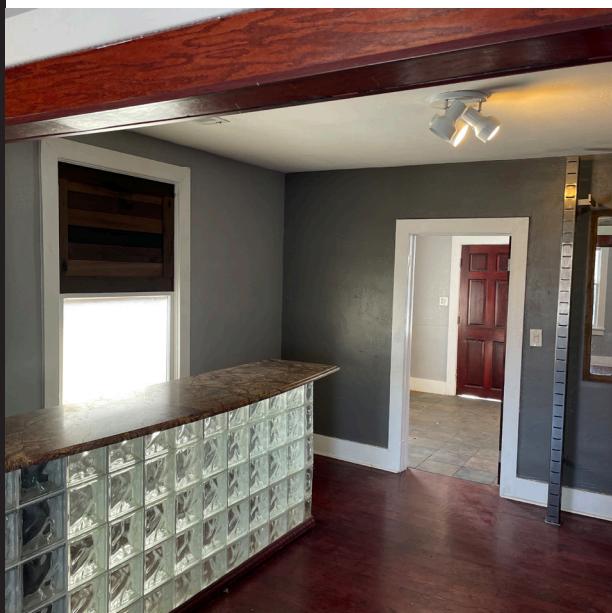
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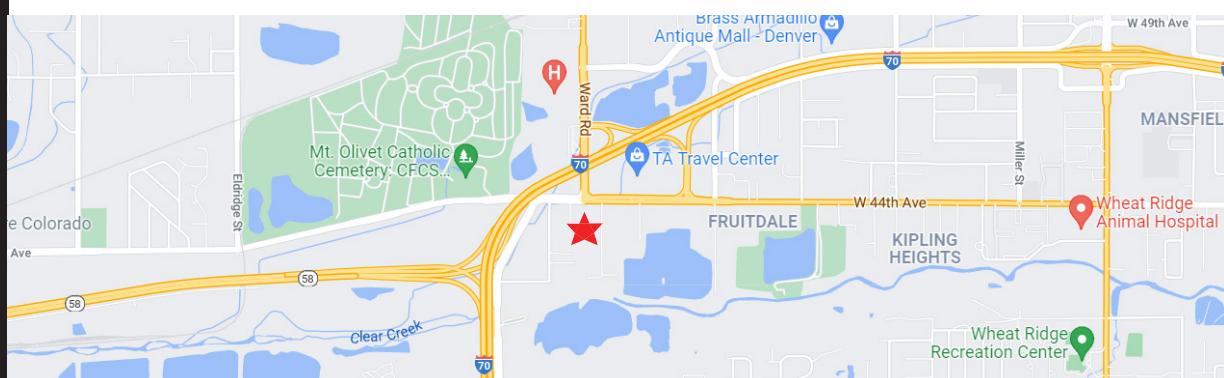
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IDEAL FOR MANY RETAIL USES



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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