

1.36 Acre Redevelopment Opportunity

w/ Potential for another 1.06 Acres

4455 Wadsworth Blvd
Wheat Ridge, CO 80033



Asking Price: \$2,000,000

Lot Size: 1.36 Acres

2024 Taxes: \$45,193.14

City / County: Wheat Ridge / Jefferson

Zoning: C-1 Wheat Ridge

About the Property:

- Leverage Wadsworth Blvd's recent expansion, the thriving residential community, and strong local demographics to elevate your business's success!
- Ability to potentially assemble with the property to the north, 4485 Wadsworth Blvd

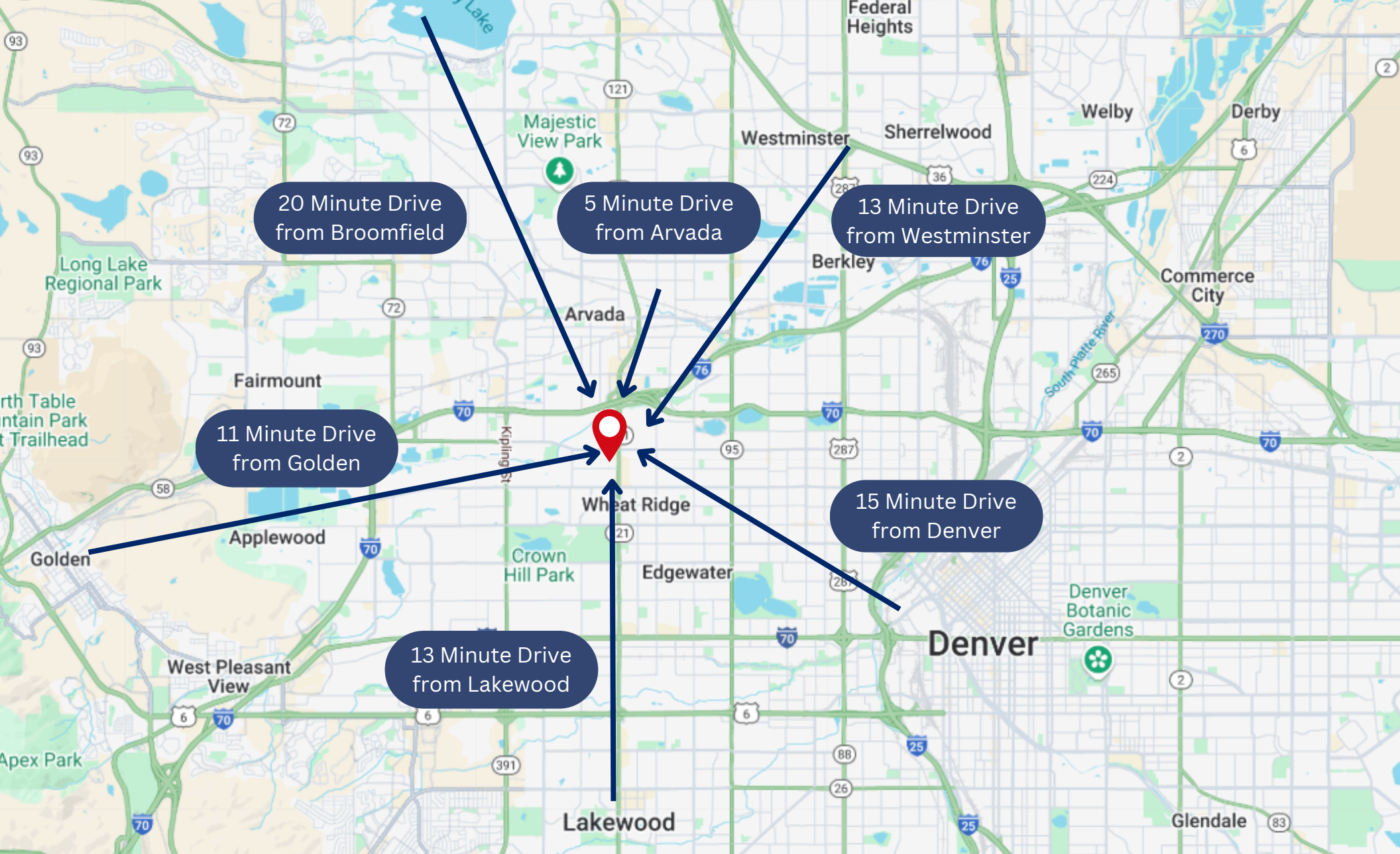


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	1 Mile	3 Mile	5 Mile
Estimated Population	12,613	128,228	350,838
Estimated Households	5,809	57,476	152,979
Avg HH Income	\$ 91,095	\$101,842	\$107,171
Avg Daytime Employment	10,081	62,363	200,454

- Traffic Counts:**
- Wadsworth: 48,000 VPD
 - 44th Ave: 17,000 VPD

Source: TrafficMetrix

Assemblage Opportunity: 2 Lots - Approx 2.42 Acres of land on
Wadsworth Blvd (4485 and 4455 Wadsworth Blvd)
Contact Broker to learn more





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