

8400

6TH STREET

WELLINGTON, CO 80549



AUTO PARTS

For Sale
9,600 SF RETAIL BUILDING

Sale Price
\$2,150,000 (\$224/SF)



**CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES

This freestanding retail building in Wellington is home to Napa Auto Parts, and located near Cleveland and 6th, just off the interchange. The property features prominent building signage, a large, open showroom with a parts warehouse adjacent. There is also a small mezzanine storage area over a portion of the showroom. Both sections of the building are accessible via drive in overhead doors. Napa is on a short-term, flexible lease. This lease could potentially be extended to make this a single tenant investment opportunity, or it can be terminated with notice to create an owner/occupant solution.

Please contact broker for more details.



**(1) 12' X 12' OHD LOADING
(2) 12' X 20' OHD'S LOADING**



0.73 ACRES SITE SIZE



15 SPACES (1.56 : 1,000 SF) PARKING



C-3 (MIXED-USE COMMERCIAL) ZONING



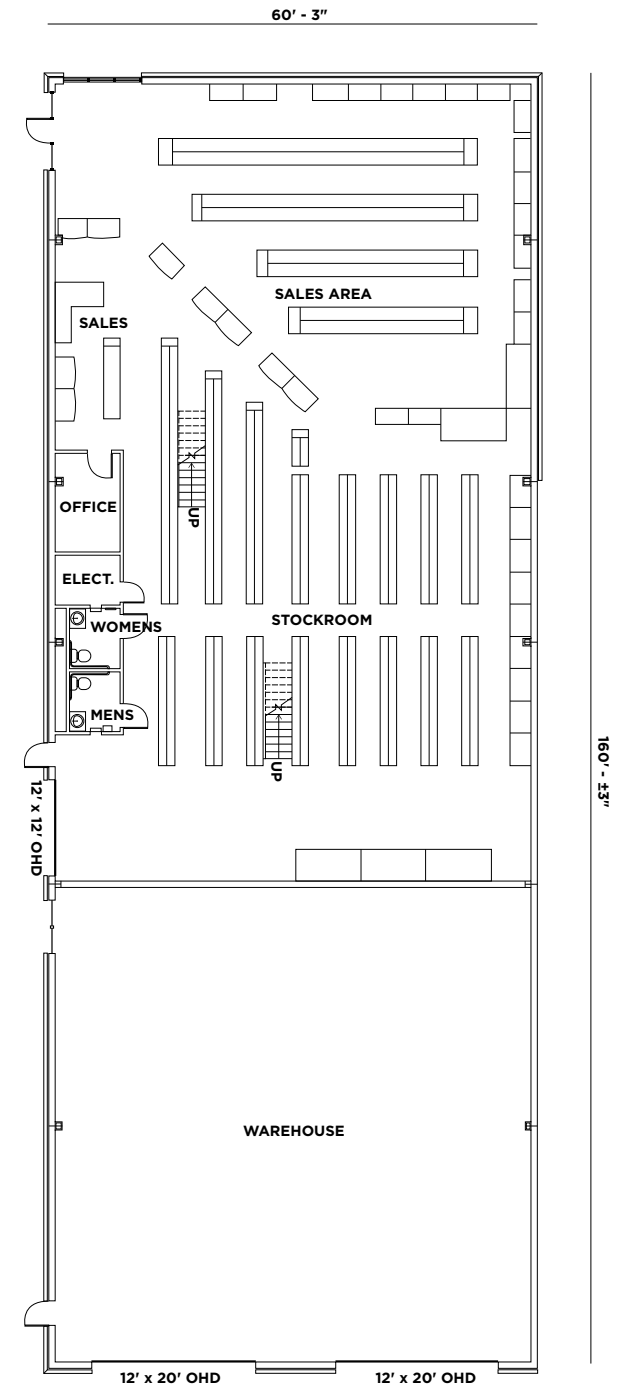
BUILDING SIGNAGE



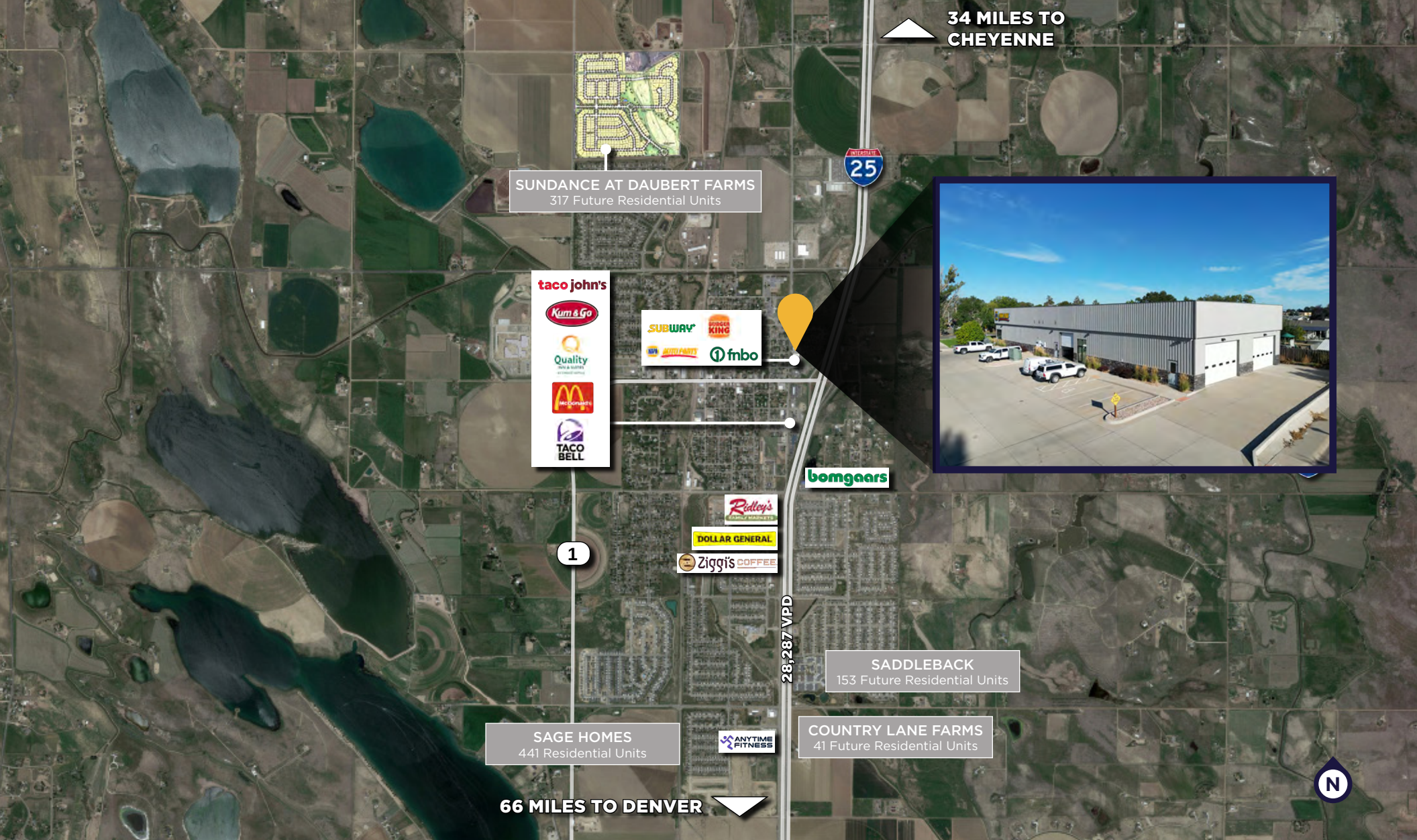
2014 YEAR BUILT



FLAT METAL ROOF



// 8400 6TH STREET
Wellington, Colorado 80549



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