



7296 Magnolia Street
Commerce city CO. 80022

Zoning & Permitted Use Zoning:

PUD – Planned Unit Development
Permitted Use: Commercial / Office / Retail /
Service-Based Business

This property falls within a PUD zoning district,
allowing for a wide range of commercial uses.
The building is currently improved and used as a
free-standing commercial property, ideal for:

- Retail or boutique businesses
- Beauty, wellness, or service-based uses
- Professional or administrative offices
- Multi-tenant or income-producing setups
- Other commercial uses permitted within
the PUD

The flexible zoning gives buyers the freedom to
operate or lease the property for multiple
business types.

Note: Zoning and permitted uses should be
independently verified by the buyer with
Commerce City and Adams County.

Property Description

Discover an exceptional opportunity in
Commerce City with this fully
renovated, multi-purpose commercial
building offering flexibility, visibility, and
a turnkey setup for a wide range of
business uses.

The main level currently hosts a stylish
beauty bar, showcasing the building's
modern finishes and open layout.
Downstairs, the finished basement is
vacant and ready for immediate use,
featuring two private offices, a
restroom, and a welcoming
lobby/waiting area—ideal for
professional services, administrative
operations, or additional rental income.



Property Highlights

Interior :

- 1776 Square feet
- Multi-Purpose Commercial Building
- Modern, updated interior
- Stylish finishes currently showcased by an
operating beauty bar
- Multi tenant building

Basement :

- Finished Basement / 768 SQFT
- 2 offices + lobby area/waiting area
- Independent space from beauty bar
- Ready for immediate use / Independent
lease from beauty bar

Exterior :

- Generous on-site parking for staff and
clients
- Freestanding / 7,500 SQ FT lot .
- Flexible zoning for multiple commercial
uses



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