

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.



Zoning & Permitted Use

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 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

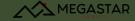


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