



11221 W 44TH AVE
WHEAT RIDGE, CO 80033

Property Features

- Prime Redevelopment Site Along 44th Avenue
- Plans Previously Submitted for 47 Townhomes – Contact Broker for Details
- Ability to Subdivide the Parcel and Purchase a Portion
- Recently Rezoned to Mixed Use Neighborhood (MU-N)
- Existing Income in Place – Short Term (Contact Broker for Details)

Property Features

| | |
|-----------------------------|--|
| Price: | Contact Broker |
| Total Building Size: | 8,788 SF |
| Retail Building: | 4,699 SF |
| Residential 1: | 1,792 SF |
| Residential 2: | 553 SF |
| Residential 3: | 758 SF |
| Residential 4: | 986 SF |
| Lot Size: | 102,980 SF (2.36 Acres) |
| Zoning: | MU-N (allows for townhome development) |
| Taxes: | \$21,475 (2024) |

For more information:



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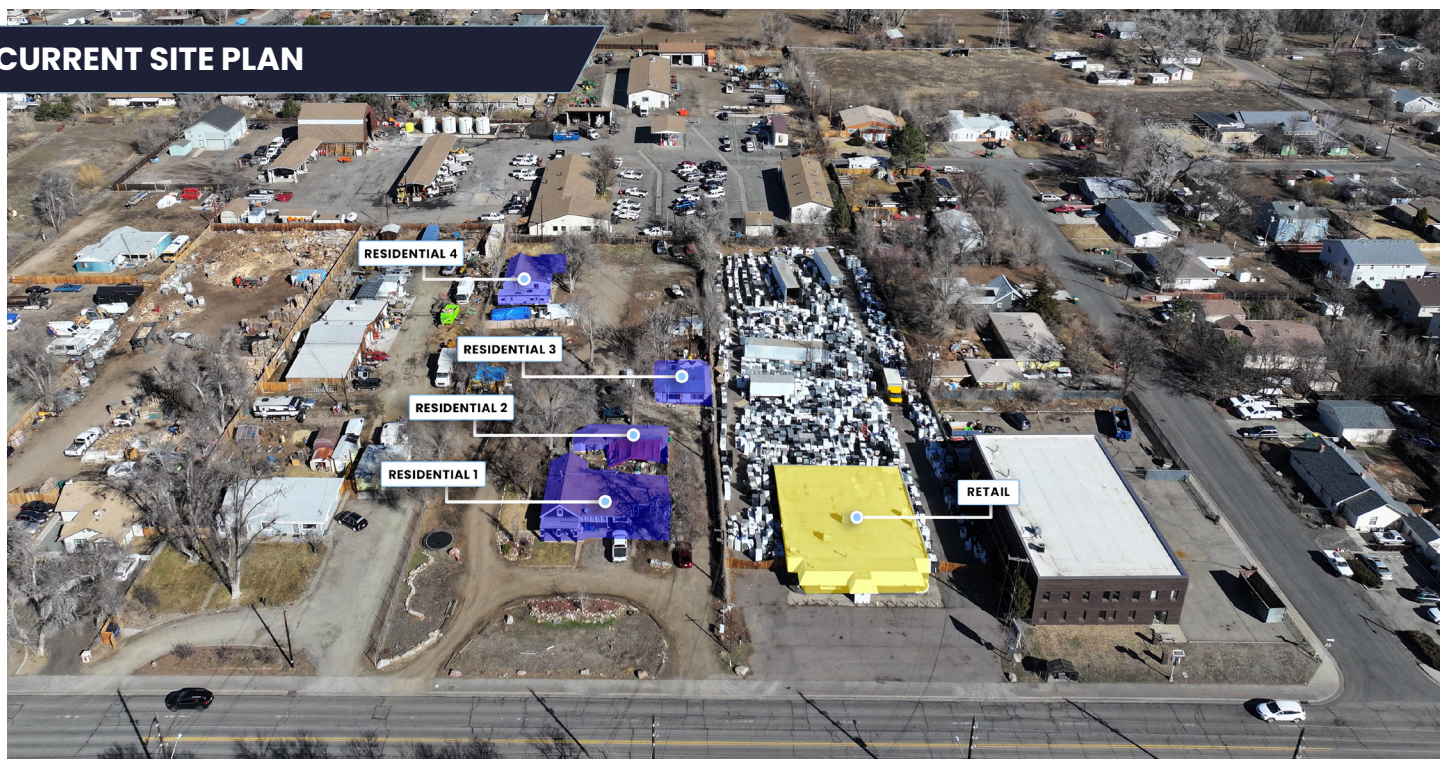
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POTENTIAL SUBDIVISION PLAN



CURRENT SITE PLAN



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