



OWNER/USER BUILDING
FOR SALE

9690 W 44th Ave.
Wheat Ridge, CO 80033

PROPERTY HIGHLIGHTS

Desirable owner-user building for sale in the heart of Wheat Ridge, just two blocks from Kipling Street with easy access to I-70. The main level consists of 4,206 square feet of retail and flex space with an open layout, 50% of which was renovated in 2017. There is also 1,408 SF of functional basement space with tons of potential. The flexible C-1 zoning allows for a variety of uses, including retail sales and service, restaurant, microbrewery, office, general business, and many more. The City of Wheat Ridge is currently implementing the "44th Avenue Subarea Plan," a long-term plan to revitalize the commercial district on West 44th Avenue. Stack at Wheat Ridge, a new multi-family development under construction, will bring 255 luxury apartments to the area and is set to be completed in 2026.

Building Size	5,614 SF
Site Size	10,977 SF
Sale Price	\$1,199,000
Available	Immediately
Parking	15 Surface Spaces
Zoning	C-1 (Commercial-One)
Building Type	Retail/Flex
Year Renovated	2017



FOR MORE INFORMATION



Drive-In Loading



Kitchen



Parking



Near Parks



Near Clear Creek
Bike Path



Near Restaurants

Layne McBride

Senior Commercial Broker

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PROPERTY PHOTOS



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The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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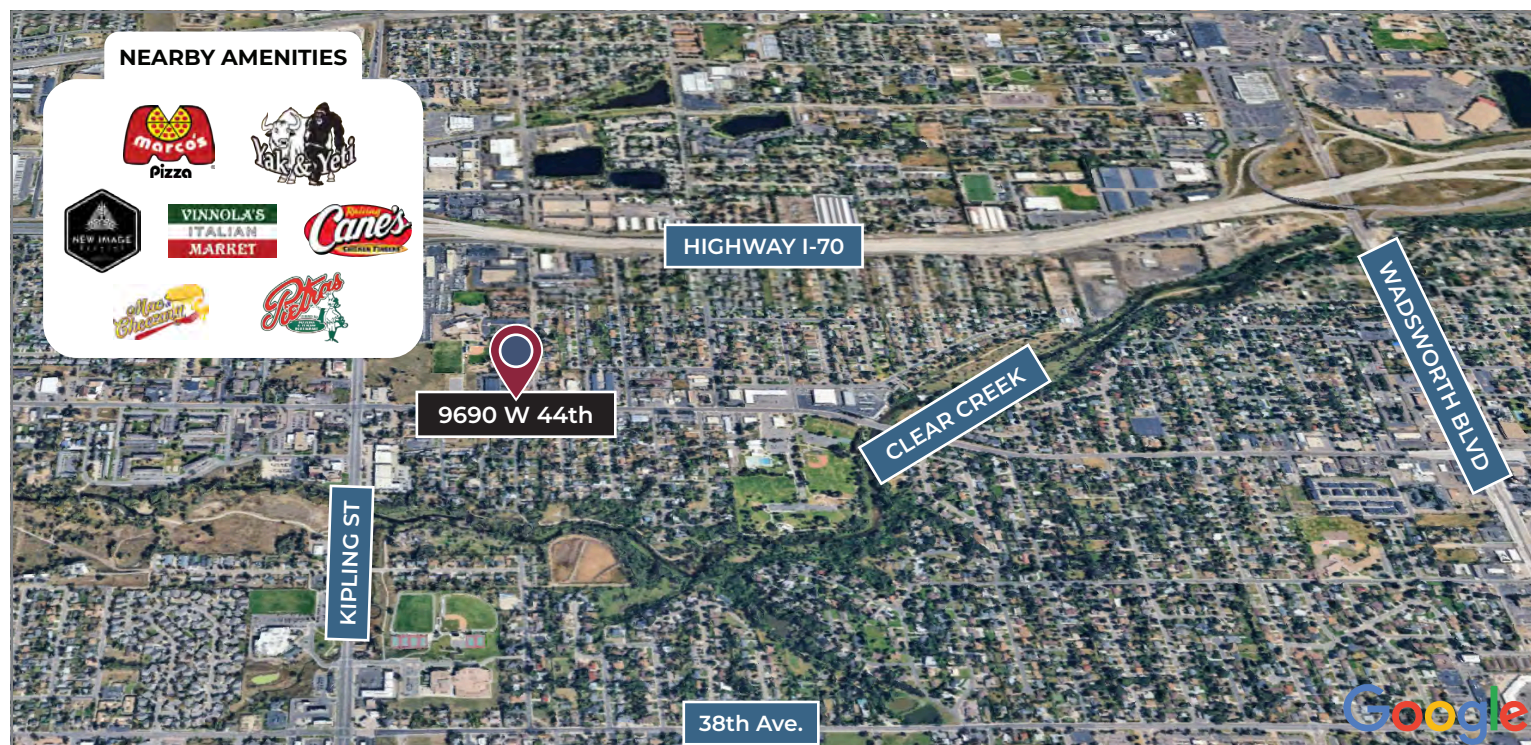
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PROPERTY LOCATION



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