

Contact: R. Gail Hamilton, CCIM

ghamilton@ccim.net

303-777-2007

## FOR SALE: 8,384 SF Comm'l Building on 20,908 SF Lot (.48 acre) 7125 W 44th Ave, Wheat Ridge, CO 80033



**LOCATION:** NE corner of Teller St & W 44th Ave. (County Rd 58).  
Great street exposure, traffic, and individual identity!

Near Wadsworth Blvd (Hwy 121), Olde Town Arvada, RTD Light Rail,  
and easy access to I-70 & I-76. Retail centers, shopping, bus lines, and  
numerous restaurants nearby. ~15 minutes to Downtown.

**ZONING:** R-C Wheat Ridge: Restricted Commercial. Many possible uses  
including retail, restaurant, general/medical offices, daycare, B& B,  
religious/community bldg, mixed-use, live-work, residential.

**PARCEL:** 20,908 SF; .48 acre. **SIGNAGE:** Electric sign at corner.

**PARKING:** 38 spaces or 4.5/1000 sf

**BUILDING:** 8,384 SF. YOC 1960; Renovated and new roof in 2019. Steel  
frame, reinforced concrete and masonry construction, 2-story. Now a  
religious org, sanctuary seats 80-100, 16.5' ceiling, balcony area.  
Several offices or retail areas can be single or multi-tenant. Flagstone  
entry and impressive atrium highlights a wide, stunning spiral staircase  
to 2nd floor. Five restrooms, 1 ADA, kitchen, hot water heat with boiler  
and evaporative cooler.

**PRICE: \$1,250,000**  
\$149/SF

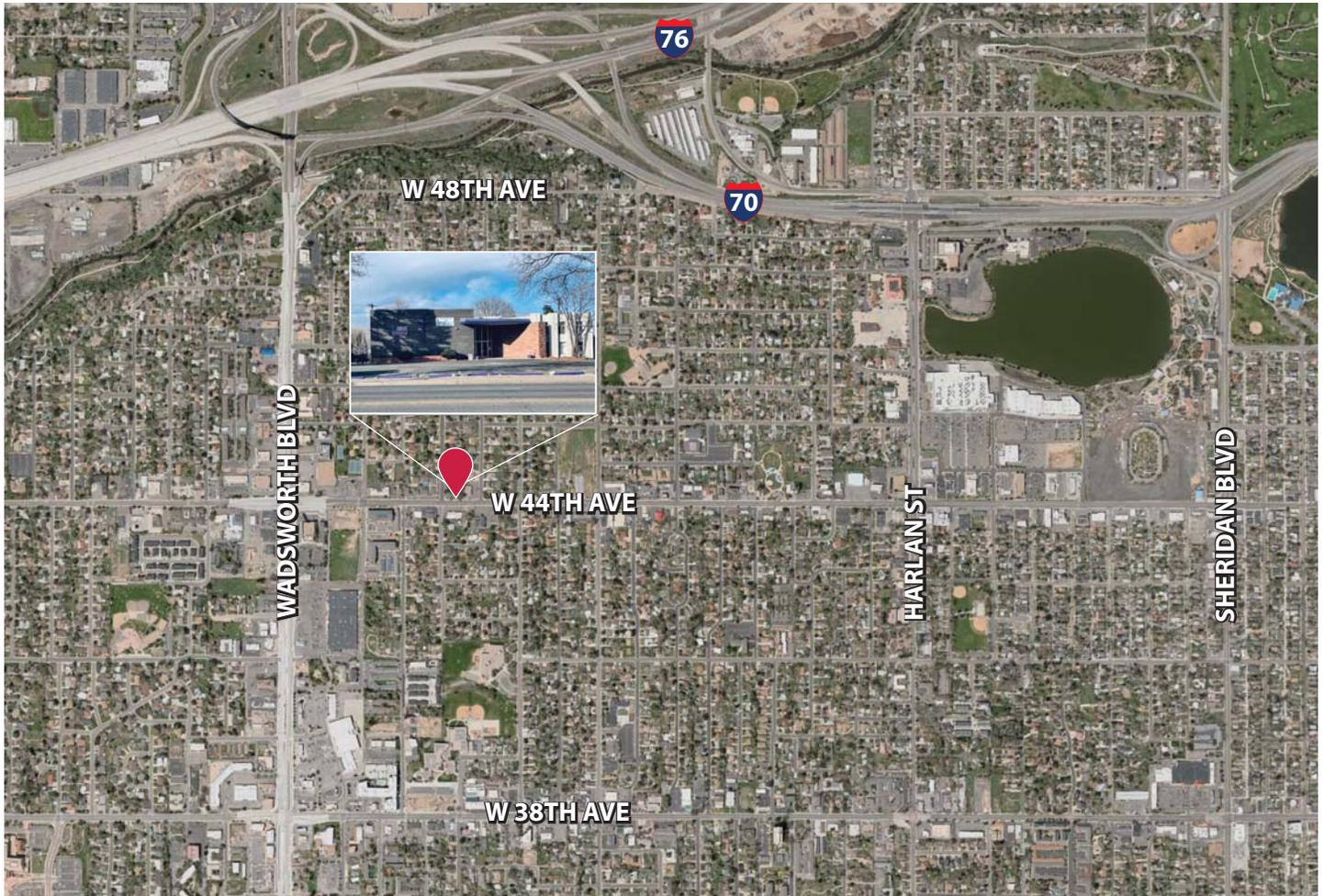


Contact: R. Gail Hamilton, CCIM

Commercial Advisors, LLC

(c) 303-898-4245

**7125 W 44th Ave, Wheat Ridge, CO 80033**



**TRAFFIC COUNT:** On W 44th Ave in front of subject property: over 16,500 vehicles/day (estimated)

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Total Population	29,500	213,700	530,500
Median Age	39	37	36
Household Growth 2020-2024	1.3%	1.3%	1.5%
Average Household Income	\$89,200	\$92,200	\$94,900

CREXI

Property Taxes, Annual: currently tax exempt (non-profit).

Although the information contained herein has been obtained from sources believed to be reliable, there's no assurance or guarantee as to its accuracy, completeness or currency. Price, terms, and information are subject to change without notice.