

7114 W. 44TH AVE.

WHEAT RIDGE, CO. 80033



STAND ALONE OFFICE FOR SALE



**SCAN FOR PHOTOS, FLOOR
PLAN, AND VIRTUAL TOUR**



- ✓ 2268 FINISHED SQUARE FEET WITH 4 OFFICES AND 2 BATHS
- ✓ 12,066 SQUARE FOOT COMMERCIAL LOT WITH SECURED YARD
- ✓ LARGE GARAGE/WORKSHOP SPACE
- ✓ PRIME WHEAT RIDGE LOCATION WITH HIGH TRAFFIC COUNT
- ✓ PERFECT FOR ANY SERVICE CONTRACTOR APPLICATION

DAVID ADAME, CITY WEST REAL ESTATE
DAVIDSELSDENVER@GMAIL.COM 303.521.8200



Contact David Adame @ 303.521.8200 to
schedule a showing

Fantastic Opportunity to own this Wheat Ridge commercial property, centrally located on 44th Avenue just four blocks east of Wadsworth Boulevard. The 2,268 sf building has a nice mix of private offices and presentation space, with added storage in the basement. There is a full kitchen as well as 1.5 bathrooms to go along with the four offices - perfect for a live/work solution. The over-sized 12,066 sf lot offers ample room for work vehicles, with a locking privacy fence. The garage/workshop areas add invaluable space for warehousing and work staging. With the signage opportunity along busy 44th Ave, this will be the PERFECT property for just about any service contractor. Schedule your showing today!

www.citywestre.com 303.521.8200