

# PAD Site or Building For Sale

7999 Wadsworth Blvd, Arvada, Colorado 80003

Asking Price: \$2M

Please call for specifics

Call Brokers for Leasing info



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## 7999 Wadsworth Blvd, Arvada, Colorado

Arvada got its unusual start on June 22, 1850 when a wagon train crossing this new nation bound for California stopped here for a moment to let those many on the long laborious journey rest for a day. That was when Lewis Ralston dipped his gold pan in an unnamed mountain stream, and found gold. Arvada became the first city in Colorado to claim finding that precious metal. It has never stopped. To this day, it is still finding gold in other forms. Amusement, nature hikes, culinary delights, theater, the mountains, fishing, all and more. To this end, it might help those interested in forging their path to starting up or continuing with the growth of an enterprise that may very well become a part of that gold.

## NEAR AREA HIGHLIGHTS

- ▶ Property formerly leased as a Pep Boys
- ▶ Target-anchored center a draw for this property
- ▶ Arvada is a city catering to those who like food and fun

## PROPERTY INFORMATION

Purchase Price	\$2,000,000
For Sale	PAD site or Building for sale
SF Land	19,036 sf (0.44 acres)
SF Building	4,889 sf
Drive-In /Roll-up Doors	4 doors: (2) 14 w x 10 h (1) 10 w x 10 h (1) 10 w x 12 h
Number of Bays	6 bays on inside
Sprinkled	Not sprinkled
Electrical	225 amps, 240 volts, 3 phase, 4 wire
Ceiling Height	MX-U (Mixed Use Urban)
Zoning	2 - 2nd level decking (storage, breakroom)
Number of levels	Main level (work area)
Comments	Hard intersection Located in Target-anchored center

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