

Commercial Condo for Sale

9345 COMMERCE CENTER STREET, UNIT E4/E9
HIGHLANDS RANCH, CO 80129



Overview

Experience the perfect combination of prime location, versatile space, and one of the only pullthrough units in the complex! This rare offering of combined Units 4 & 9 presents an outstanding commercial opportunity for businesses seeking a highly functional, visible, and adaptable workspace in a thriving business hub. Spanning 100' x 25', this pristine commercial condo features two 16' overhead door, a spacious industrial sink, and PD zoning, making it an ideal fit for a wide range of businesses—or the ultimate Man Cave. Opportunities like this are few and far between, and the best part? The space can easily be converted back into two separate units to suit your needs. Don't miss this rare chance to own a truly unique unit in this sought-after location!

*Approximate OA costs - \$590/mo.

*E4 2024 Estimated Property Tax - \$5,095/yr.

*E9 2024 Estimated Property Tax - \$5,095/yr.

*Lease-hold interest

Highlights

- Rare Pull Through Industrial Condo
- High Ceilings (18') & Open Layout
- Premium Location with Quick Access to C470 & Santa Fe
- Well Maintained Complex with Established Businesses & Curb Appeal

Property Details



Sales Price
\$1,000,000



Building Size
2,500 SF



Lot Size
2.48 Acres



Zoning
IPD, Highlands Ranch

Rev: February 10, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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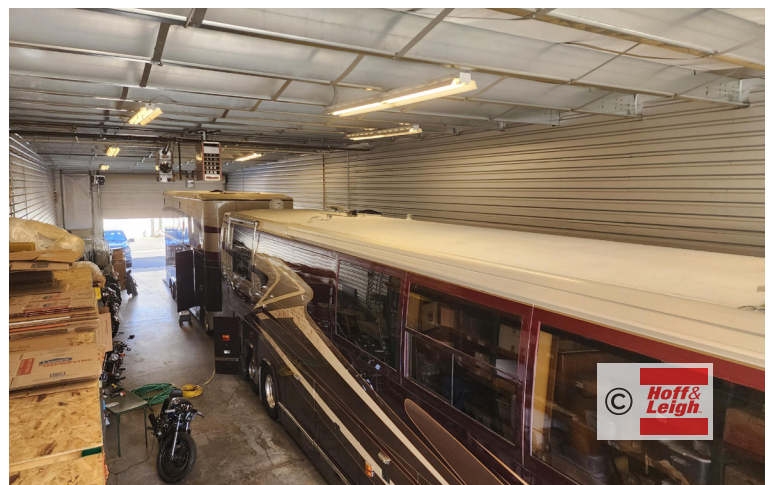
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DEMOGRAPHICS



56,316
Population



41.0
Median Age



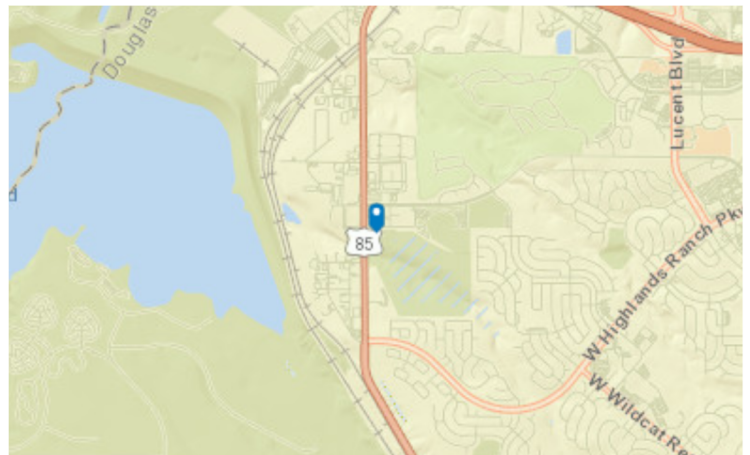
2.5
Average
Household Size



\$121,304
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Midway Dr	28,000	0.1
Mead Way	2,511	0.2
W Brandon Pl	32,000	0.2
Commerce Center St	8,092	0.2
W Carder Ct	37,500	0.3



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