

9685-9695 W. 44th Ave. WHEAT RIDGE, CO 80033

Building Information

For Sale

>	Sale Price:	\$1,697,000
>	Size:	9,200 SF
>	Lot:	37,463 SF
>	Zoning:	C-1
>	Loading:	Five (5) Drive-Ins
>	Power:	3-Phase
>	Taxes:	\$21,150

*See back for lease details

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Highlights

- > Three (3) unit owner/ user opportunity with expansive lot in strong automotive submarket
- Upside for investor or owner/user by lease-up
- > 15,000 VPD traffic count
- Current tenant in west
 2,956 SF paying \$4,000/
 Mo. through 3/15/18



Accelerating success.

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West 44th Avenue

INDUSTRIAL SPACE					
BLDG.	SIZE	LOT	LOADING	RATE	
9690	3,200 SF	9,000 SF	One (1) 10'x10'	\$4,000/Mo. MFG	
9695	3,032 SF	18,500 SF	One (1) 10'x10'	\$4,500/Mo. MFG	
Total	6,232 SF	27,500 SF	Two (2) 10'x10'	\$8,500/Mo. MFG	
ORTH					

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