Retail Restaurant Corner Site

MARCUM
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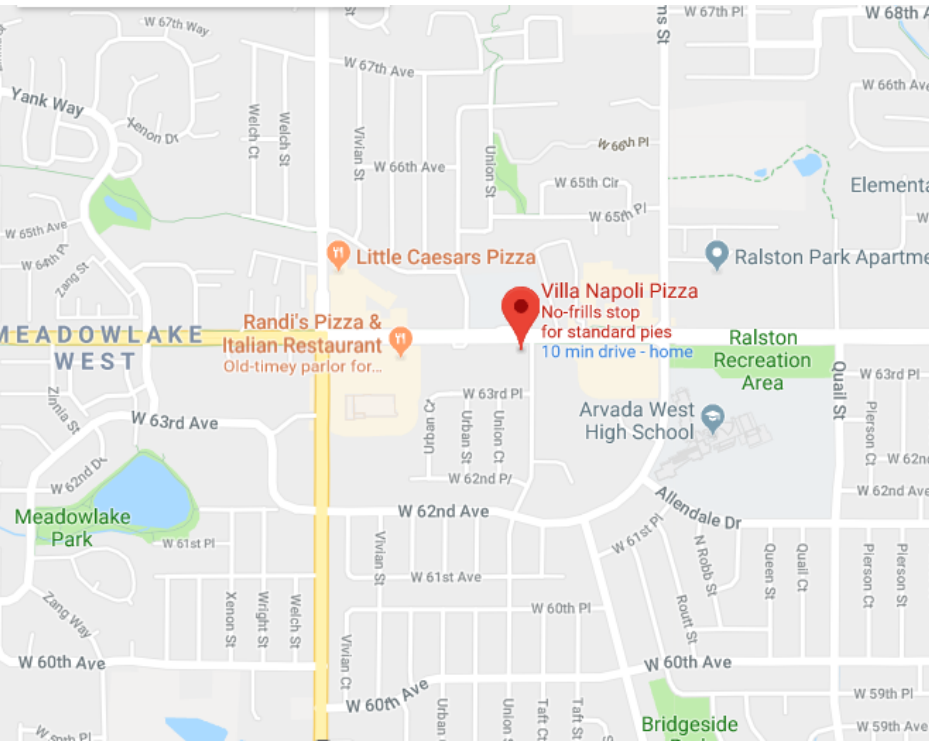
FOR SALE:
$769,000

12006 Ralston Rd., Arvada, aka 12006 W. 64th Ave. CO 80004



- **Location:** On the SW Corner of Union St. & Ralston Rd.
- **SIZE:** Approx. 1,338 Square Feet
- **Lot Size:** 28,923 SF (.664 acres)
- **ZONED:** B-2, Arvada
- **CURRENT USE:** Italian Pizzeria
- **POTENTIAL USE:** Retail/Restaurant
- **2017 Property Taxes:** $9,939.45
- **Year Built:** 1978
- Restaurant Infrastructure currently in place
- Seller would consider an Owner-Carry
- Drive Thru
- Cross access and parking easement
- 2 Curb Cuts
- Frontage on Ralston Rd.
- 2 Blocks from Arvada West High School

**No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.**