

Contact: R. Gail Hamilton, CCIM

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303-777-2007

**FOR SALE: 8,384 SF Comm'l Building on 20,908 SF Lot (.48 acre)
7125 W 44th Ave, Wheat Ridge, CO 80033**



LOCATION: NE corner of Teller St & W 44th Ave. (County Rd 58).
Great street exposure, traffic, and individual identity!

Near Wadsworth Blvd (Hwy 121), Olde Town Arvada, RTD Light Rail,
and easy access to I-70 & I-76. Retail centers, shopping, bus lines, and
numerous restaurants nearby. ~15 minutes to Downtown.

ZONING: R-C Wheat Ridge: Restricted Commercial. Many possible uses
including retail, restaurant, general/medical offices, daycare, B& B,
religious/community bldg, mixed-use, live-work, residential.

PARCEL: 20,908 SF; .48 acre. **SIGNAGE:** Electric sign at corner.

PARKING: 38 spaces or 4.5/1000 sf

BUILDING: 8,384 SF. YOC 1960; Renovated and new roof in 2019. Steel
frame, reinforced concrete and masonry construction, 2-story. Now a
religious org, sanctuary seats 80-100, 16.5' ceiling, balcony area.
Several offices or retail areas can be single or multi-tenant. Flagstone
entry and impressive atrium highlights a wide, stunning spiral staircase
to 2nd floor. Five restrooms, 1 ADA, kitchen, hot water heat with boiler
and evaporative cooler.

PRICE: \$1,250,000
\$149/SF

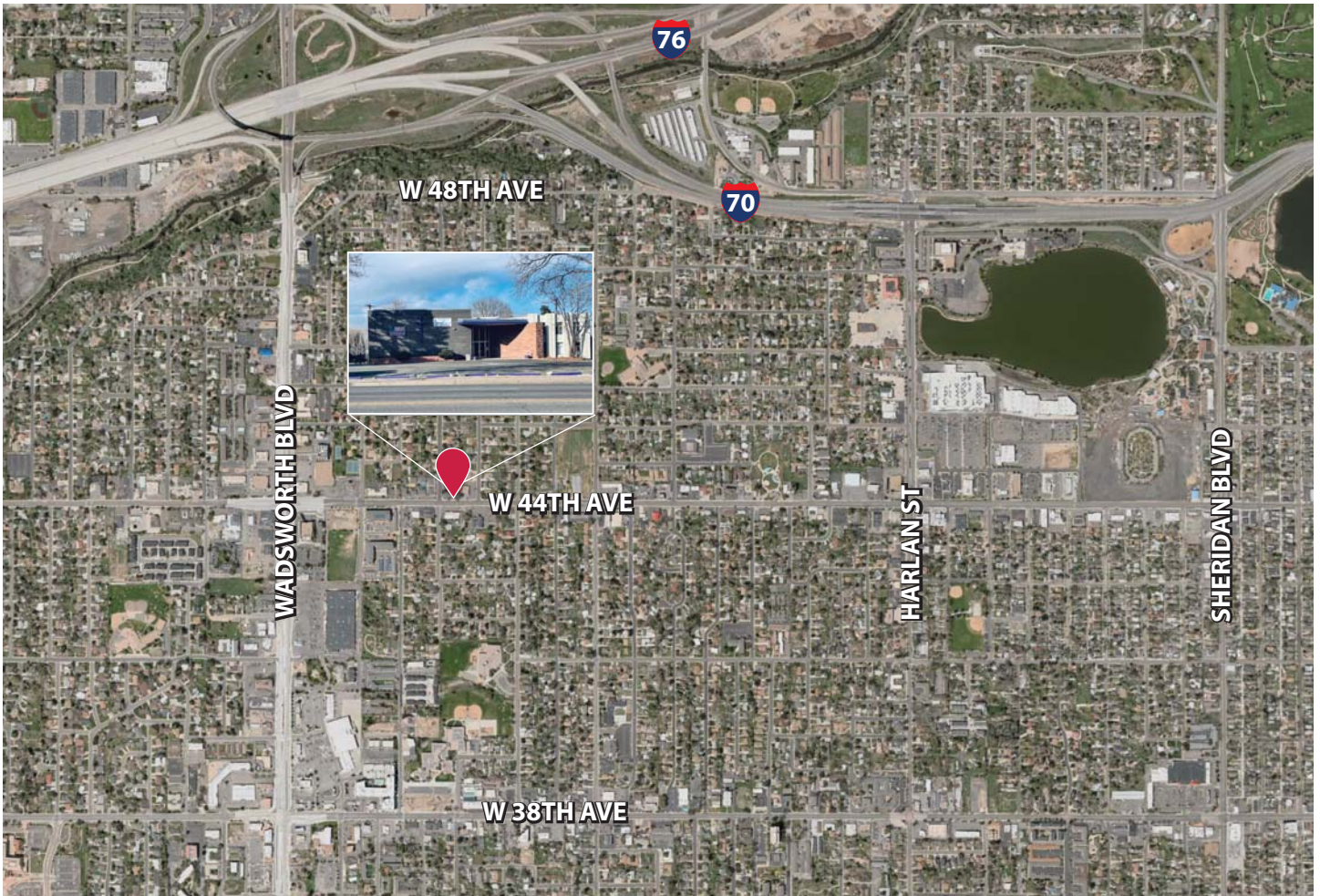


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Commercial Advisors, LLC

(c) 303-898-4245

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TRAFFIC COUNT: On W 44th Ave in front of subject property: over 16,500 vehicles/day (estimated)

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2024 Total Population	29,500	213,700	530,500
Median Age	39	37	36
Household Growth 2020-2024	1.3%	1.3%	1.5%
Average Household Income	\$89,200	\$92,200	\$94,900

CREXI

Property Taxes, Annual: currently tax exempt (non-profit).

Although the information contained herein has been obtained from sources believed to be reliable, there's no assurance or guarantee as to its accuracy, completeness or currency. Price, terms, and information are subject to change without notice.