

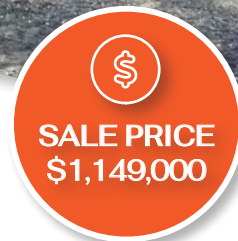


**FOR  
SALE**

7225 Lowell Blvd  
Westminster, CO 80030



**SIZE**  
14,222 SF



**SALE PRICE**  
\$1,149,000



**PRICE PSF**  
\$80.80 / SF

## FOR SALE

### Aaron Evans

303-725-1202

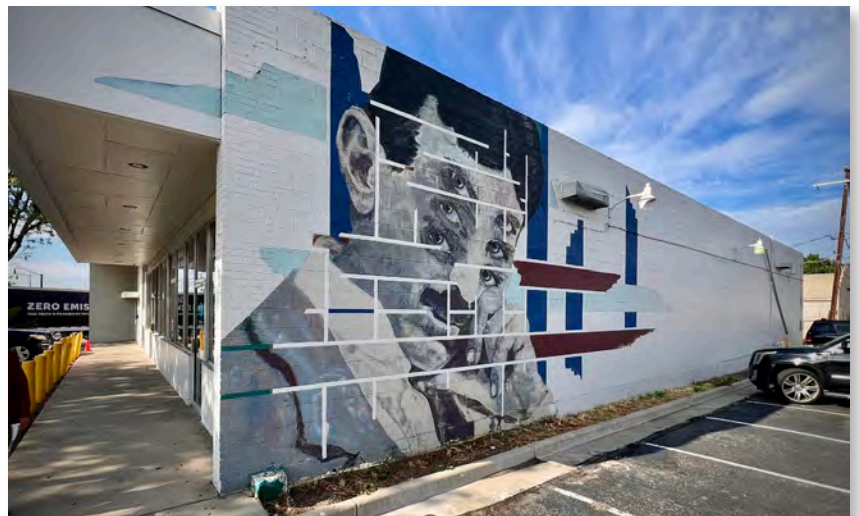
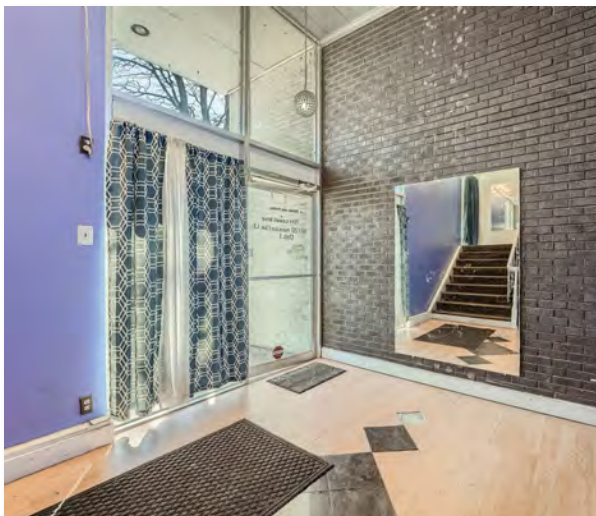
[aevans@newoptionpartners.com](mailto:aevans@newoptionpartners.com)

Well located freestanding retail / flex building available for sale providing excellent curb appeal, ground level retail (6,000 SF), two adjoining upper / lower level flex spaces (2,111 SF each) and a sizable amount of usable basement space (4,000 SF).

- **Year Built:** 1962
- **Lot size:** 8,712 SF | 0.20 Acre
- **Zoning:** C-1
- **Parking:** 16 on-site parking spaces and adjacent city lot with 25 spaces
- Located within the Westminster Enterprise Zone

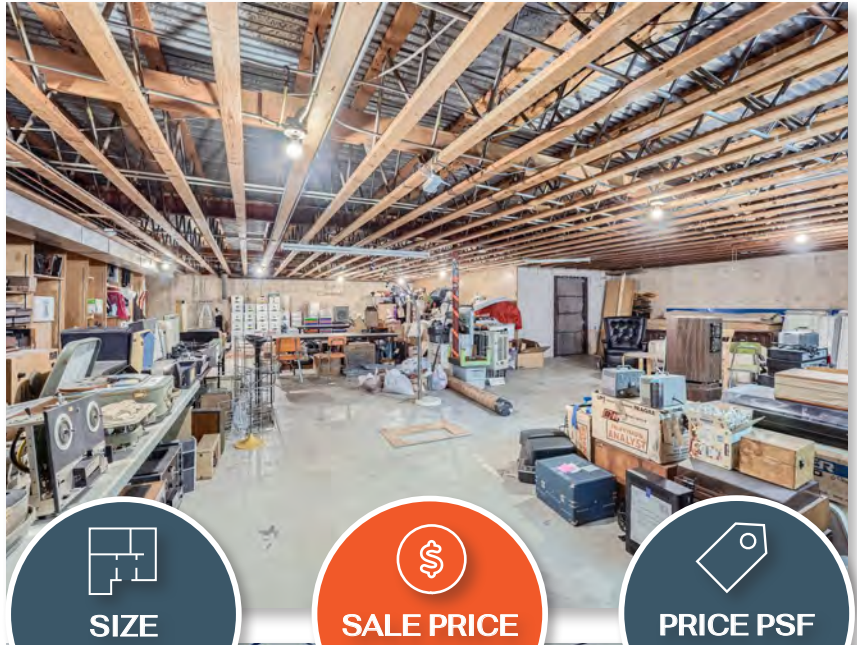
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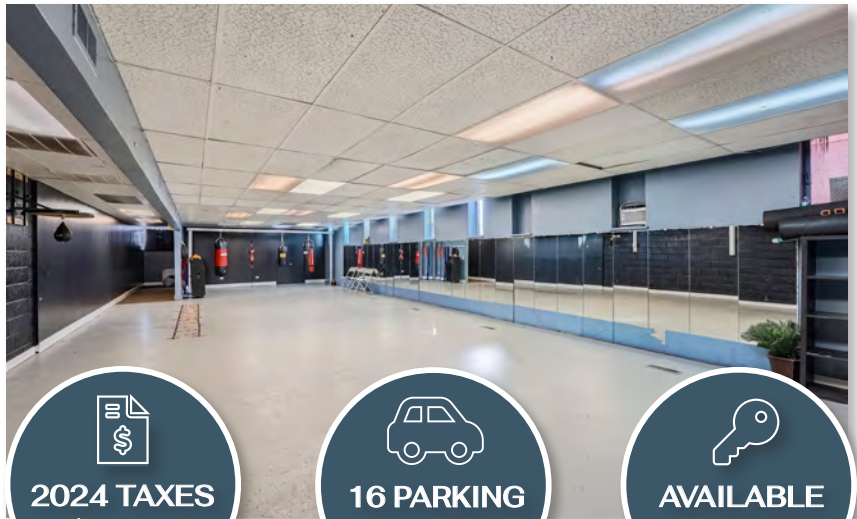
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**2024 TAXES**  
\$27,573

  
**16 PARKING SPACES**

  
**AVAILABLE NOW**

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## LOCATION DETAILS

Offering a nice northwest Denver location within the Enterprise Zone and adjacent to the busy signalized intersection of West 72nd Avenue and Lowell Blvd, 7225 Lowell Blvd provides an excellent location as well as close proximity to surrounding amenities, including easy access to Westminster Station and The Boulder Turnpike (Highway 36).

