

FOR SALE



The Garage Society - Commerce City

9658 Havana Street
Commerce City, CO 80640



Ryan Beckenhauer

303.229.6978

Advisor

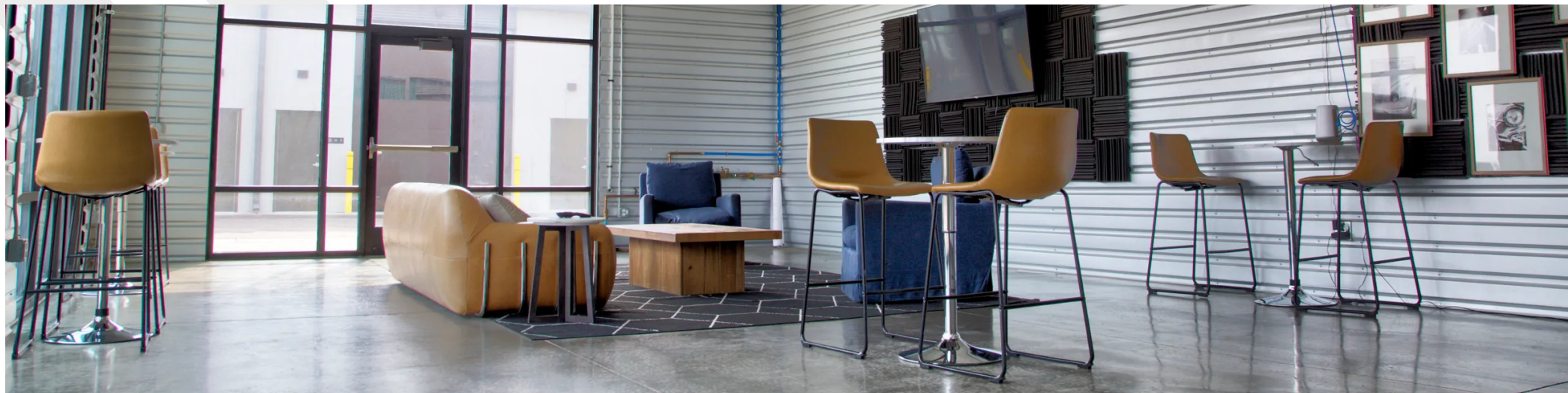
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www.expcommercial.com

Property Summary

9658 Havana Street, Commerce City, CO 80640

FOR SALE



PROPERTY DESCRIPTION

Address - 9658 Havana Street, Commerce City

Price - \$264,000

Size - 1,100sf (50' x 22')

Clear Height - 15'10" - 20'10"

Gas Heater in unit

Overhead Door (Insulated) - 14' high X 12' wide

60-amp electrical service

120/240V power

High-bay LED lighting

R-19 demising walls

R-21 roof insulation

HOA - \$297/month

2026 taxes - \$8,552.85 (Adams County Assessor)

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$264,000
Number of Units:	34
Building Size:	44,744 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	180	691
Total Population	151	567	2,172
Average HH Income	\$120,099	\$118,660	\$117,554

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Additional Photos

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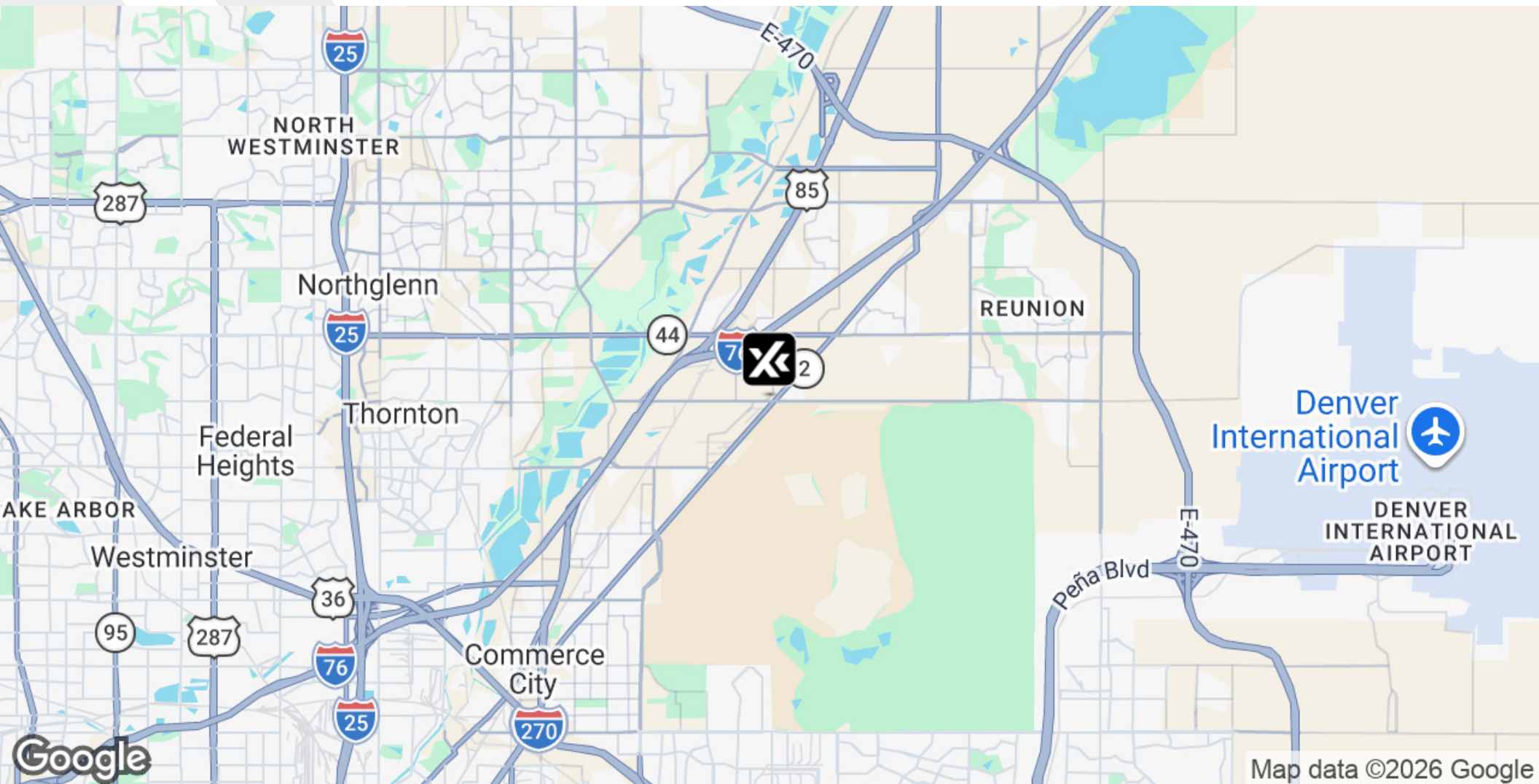


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Location Map

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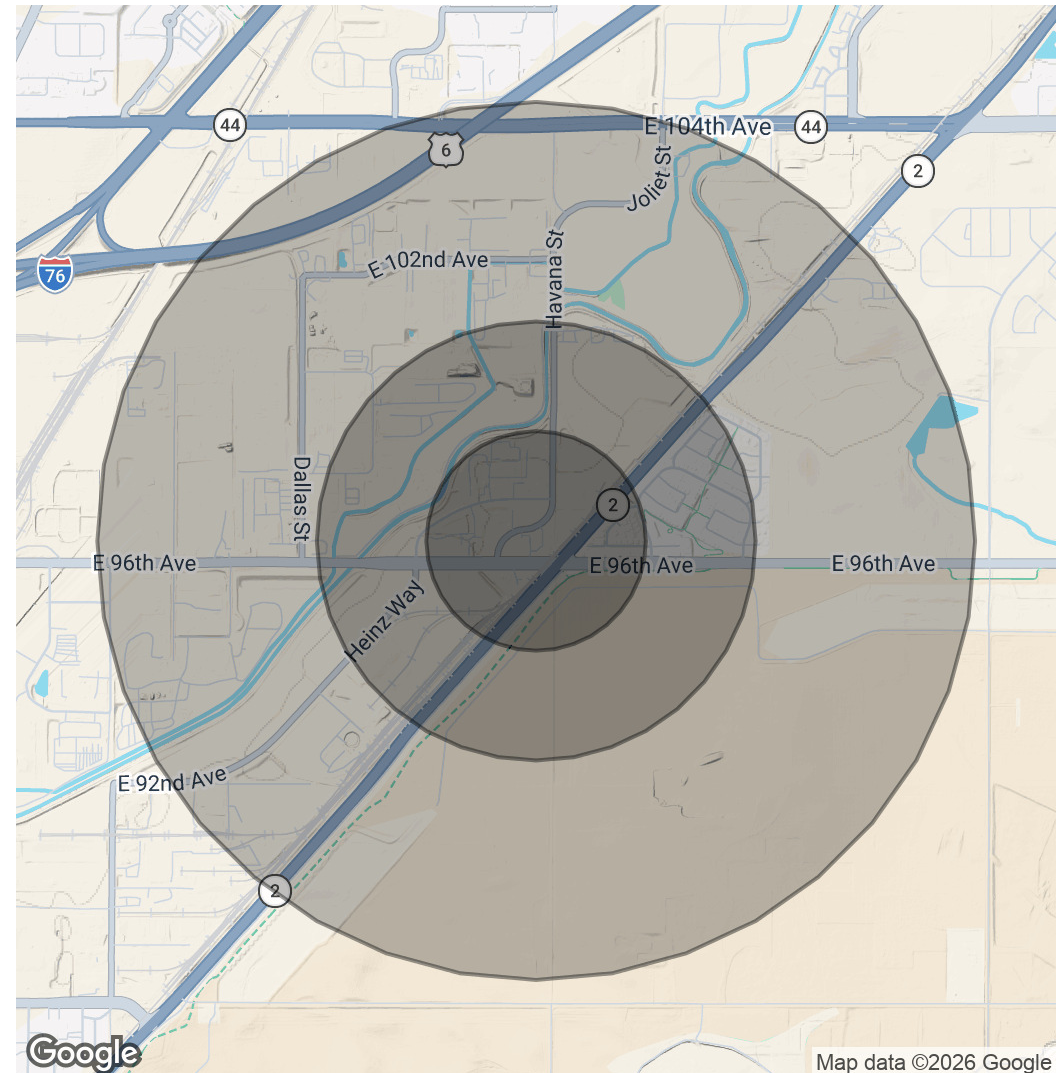
Demographics Map & Report

9658 Havana Street, Commerce City, CO 80640

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	151	567	2,172
Average Age	32.4	32.1	32
Average Age (Male)	32.2	31.9	31.8
Average Age (Female)	33	32.8	32.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	180	691
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$120,099	\$118,660	\$117,554
Average House Value	\$442,640	\$427,771	\$421,417

2023 American Community Survey (ACS)



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