

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



New Price Reduction!



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.

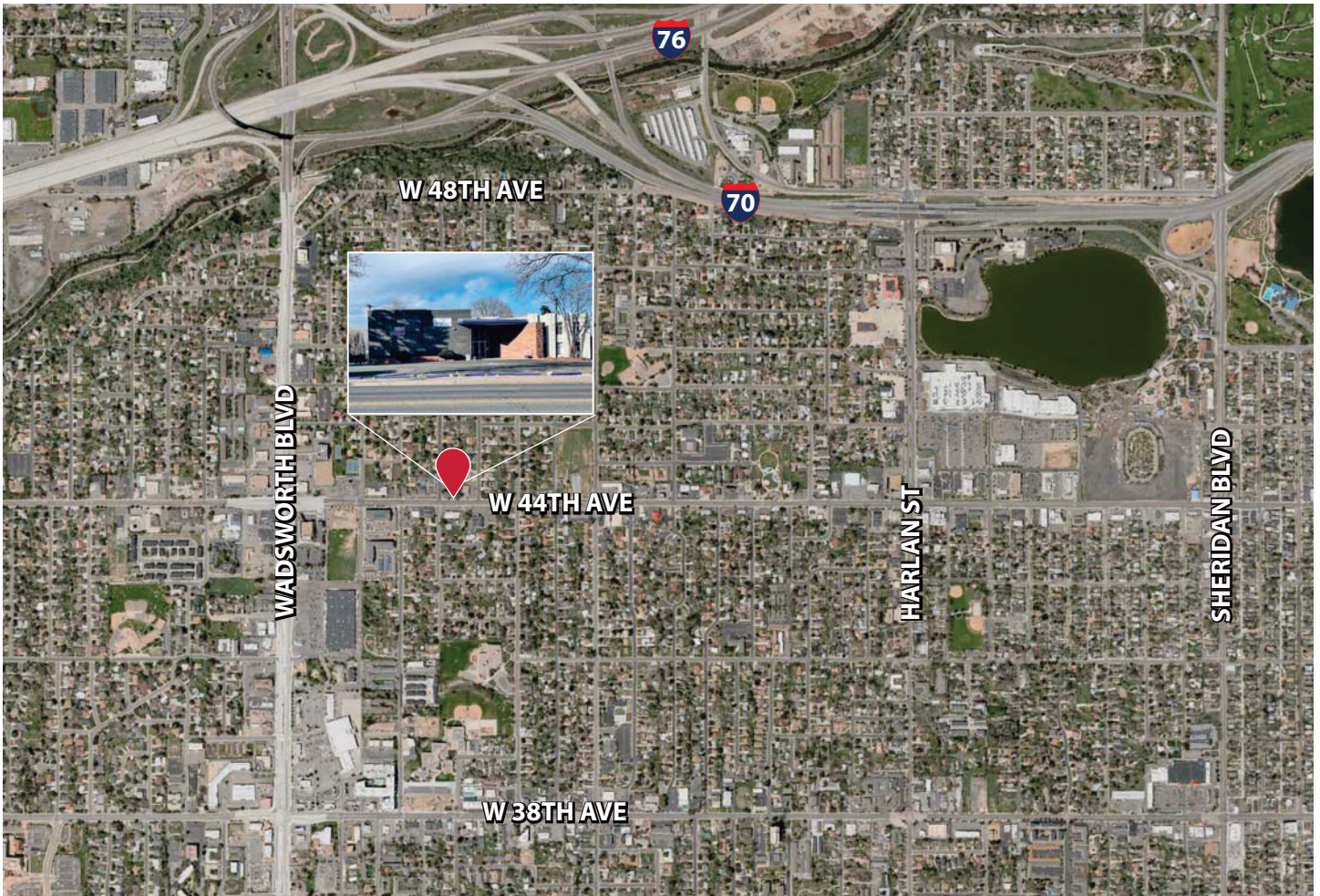
PARKING: 38 spaces or 4.5/1000 sf

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: \$1,175,000
\$140/SF

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

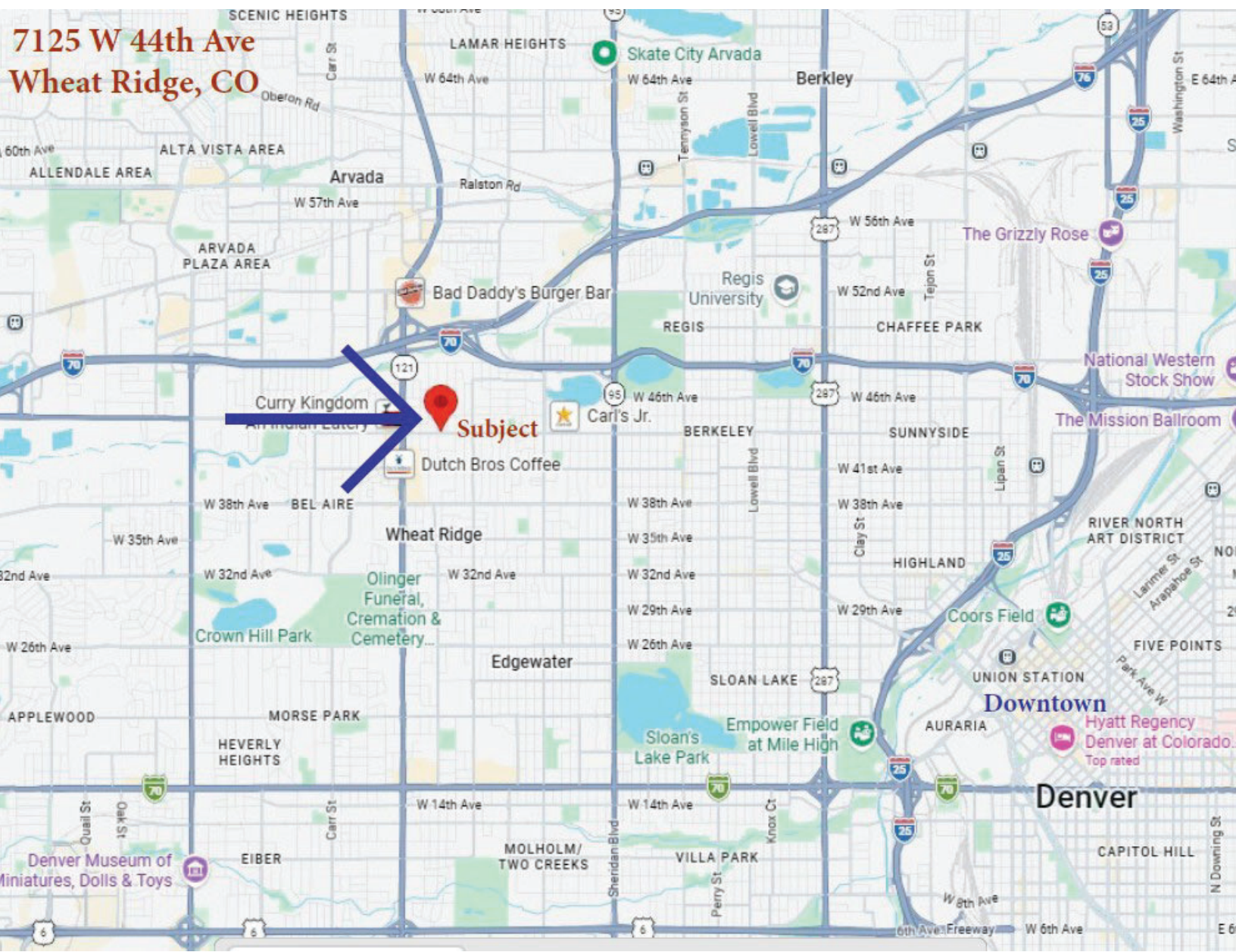
| DEMOGRAPHICS: | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|---------------|---------------|---------------|
| 2024 Total Population | 29,500 | 213,700 | 530,500 |
| Median Age | 39 | 37 | 36 |
| Household Growth 2020-2024 | 1.3% | 1.3% | 1.5% |
| Average Household Income | \$89,200 |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

7125 W 44th Ave
Wheat Ridge, CO



Curry Kingdom
An Italian Eatery

Subject

Dutch Bros Coffee

Carl's Jr.

Wheat Ridge

Edgewater

Downtown

Denver