

612 W CENTRAL AVE, WIGGINS, CO 80654

10,466 SQ. FT | 0.51 ACRE LOT



To get listing and finance info about this property,



text **LIST12394387**
to **800.701.6509**

Message and data rates may apply

OR, scan
this code



ABOUT THIS PROPERTY

Fully-Leased Investment Opportunity in the Heart of Wiggins Discover a versatile 10,000 sq ft commercial property ideally positioned off a main thoroughfare in rapidly growing Wiggins, Colorado. This fully rented strip mall features a dynamic mix of tenants, including a popular local restaurant, a full-service hair salon, an accounting office, a mechanic shop, a vinyl and branding store, and a private apartment, offering a balanced blend of service, retail, and residential use. With consistent rental income across all units, this property offers immediate cash flow and long-term upside in a community poised for continued growth.



LINDSEY SAMPIER BAKER

Broker Associate, Realtor

m: (970) 214-9715 | o: (970) 214-9715

e: lindsey@lindseysellscolorado.com

w: www.lindseysellscolorado.com



9800 pyramid court, Suite 400, Englewood, CO 80112



KIM CLANCY

Mortgage Broker/Owner

NMLS# 47572

m: (949) 933-9058

e: kim@mindfulmortgagegroup.com

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1271 Banner Circle, Erie, CO 80516

Branch NMLS# 1926371

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VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **0** miles.

GROCERIES
< 0.1 MI

ATM
0.1 MI

GAS
0.3 MI

MEDICAL
0.3 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area.

6 RATING
PK-5 WIGGINS ELEMENTARY SCHOOL ASSIGNED

6 RATING
6-8 WIGGINS MIDDLE SCHOOL ASSIGNED

8 RATING
9-12 WIGGINS HIGH SCHOOL ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

HIKING
JACKSON LAKE RESERVOIR
(9.7 MILES)



NEIGHBORHOOD EATS

This home is located near **1** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

MEXICAN 1

