

9701, 9707 & 9709 W. 44TH AVE

WHEAT RIDGE, CO 80033



RETAIL / INDUSTRIAL / RESIDENTIAL SPACE FOR SALE

BUILDING INFORMATION

Description: Owner/user

Total Size: 6,699 SF

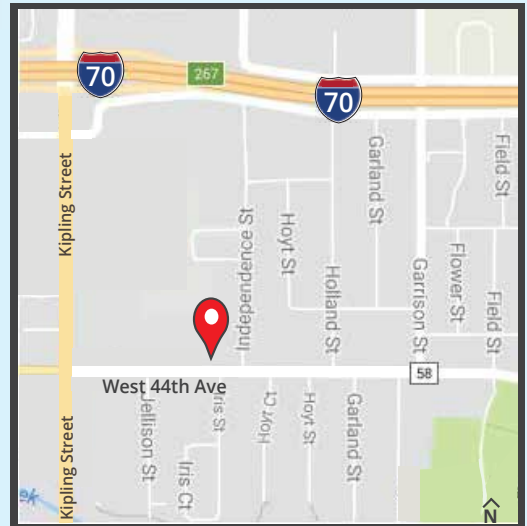
Lot Size: .78 Acre

Zoning: C-1

Property Includes: 2,376 SF Restaurant
3,626 SF Industrial / Motorcycle Repair Shop
697 SF Residential

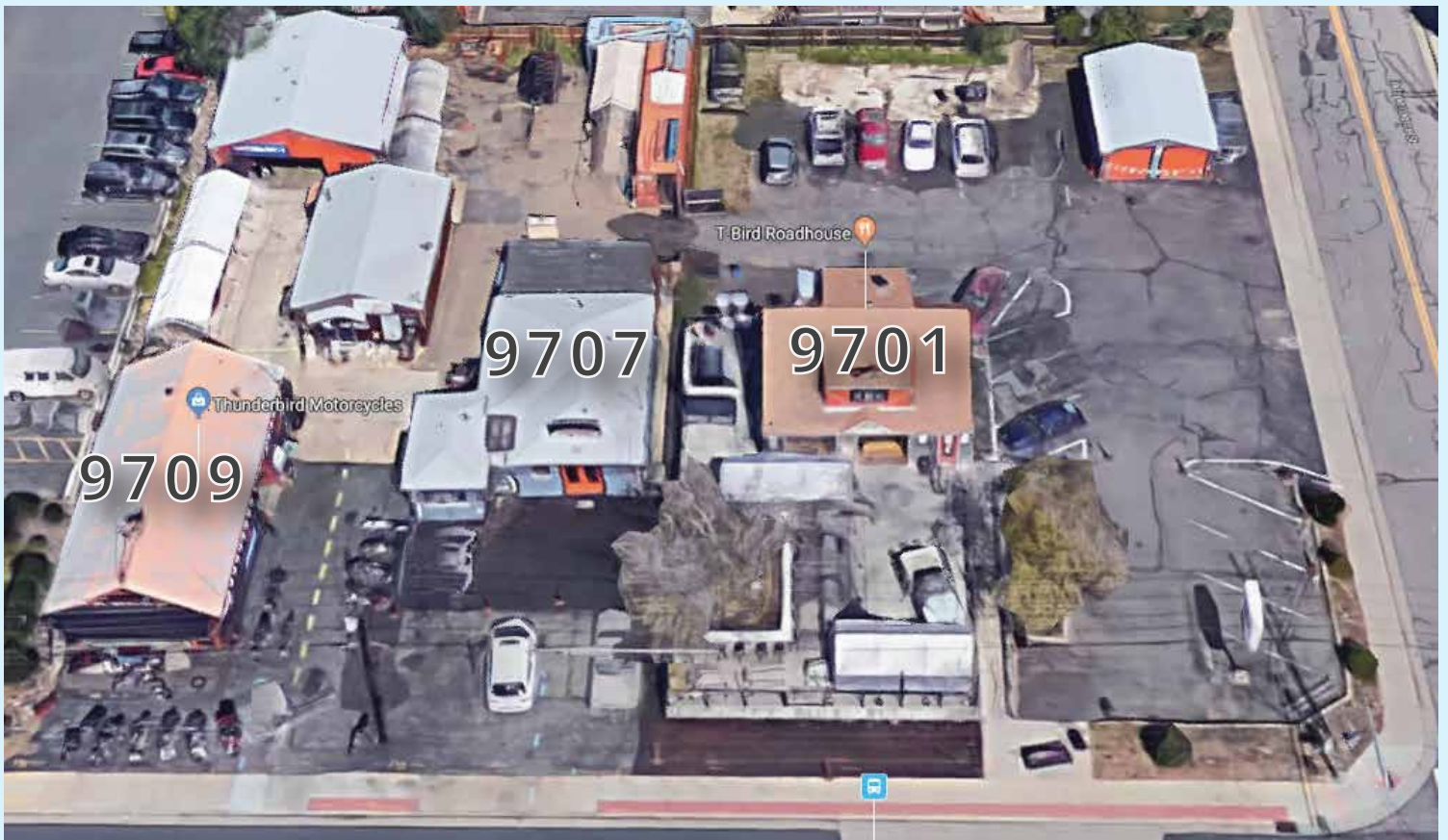
Sale Price: \$1,400,000

2017 Taxes: \$19,530.28



COLORADO COMMERCIAL
COMPANIES

JON UNGAR
(303) 327-5800
jungar@colocomm.com
383 Corona Street
Denver, CO 80218



BUILDING DETAILS AND PROPERTY DESCRIPTION

- High visibility corner site
- 13,000 vehicles per day
- Restaurant can be sold separately
- All Restaurant FF&E included in the sale price
- Seller may leaseback Motorcycle Shop
- Storage structures included in sale



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