

# FOR SALE

4775 Kipling Street, Wheat Ridge, CO

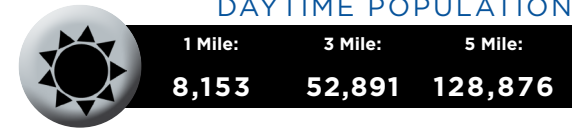


## DEMOGRAPHICS

### POPULATION



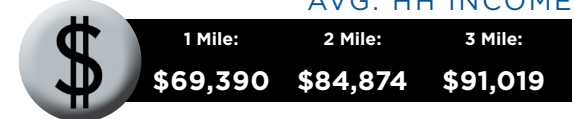
### DAYTIME POPULATION



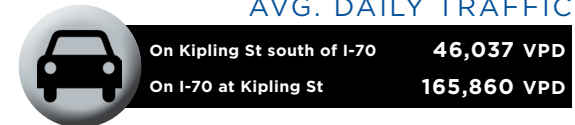
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



For more information, contact:

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## OVERVIEW:

- **Building Size:** Approx. 5,081 SF
- **Land Size:** Approx. 31,842 SF
- **Sale Price:** \$1,400,000.00
- **Terms:** Seller carry
- **Zoning:** C-1
- **City:** Wheat Ridge
- **County:** Jefferson
- **Real Estate Taxes:** \$37,056.80

## HIGHLIGHTS:

- Excellent free standing building
- Full movement access from Kipling Street
- Large available pole sign
- Close proximity to I-70
- FF&E included with sale

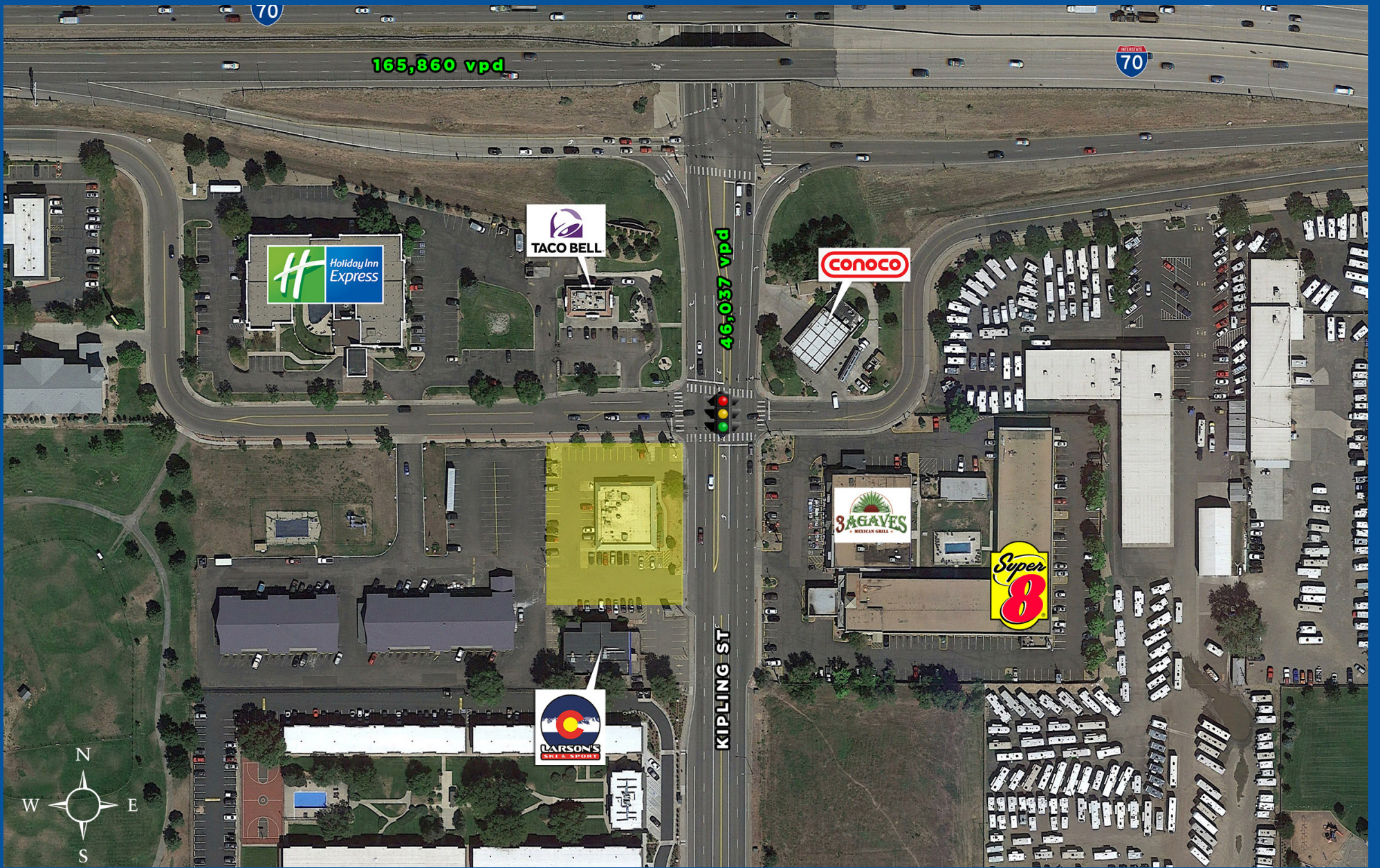


**CROSBIE**  
REAL ESTATE  
GROUP



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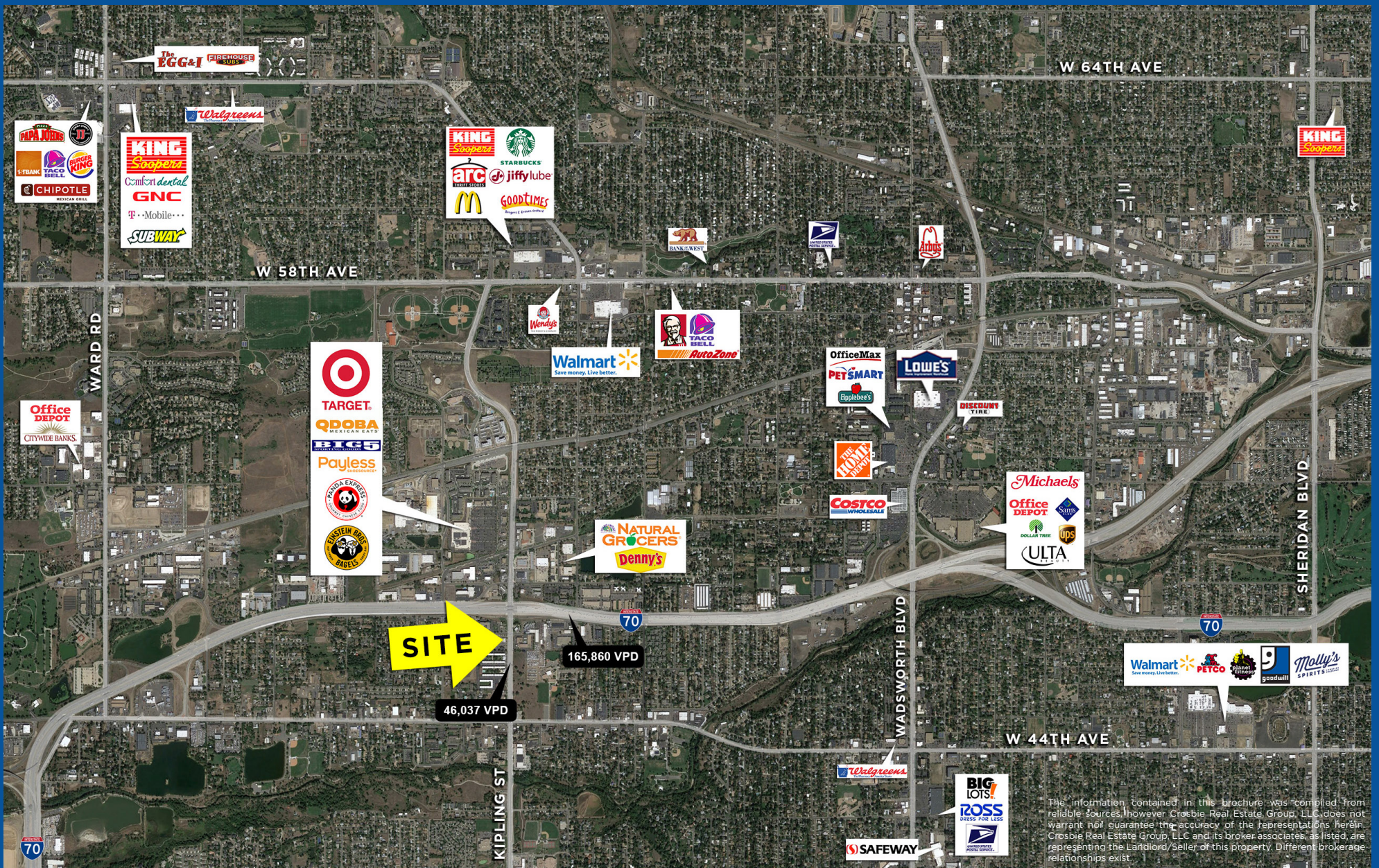
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