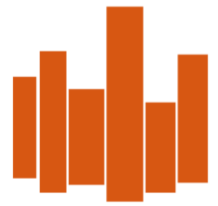


# RETAIL / OFFICE CONDOS FOR SALE

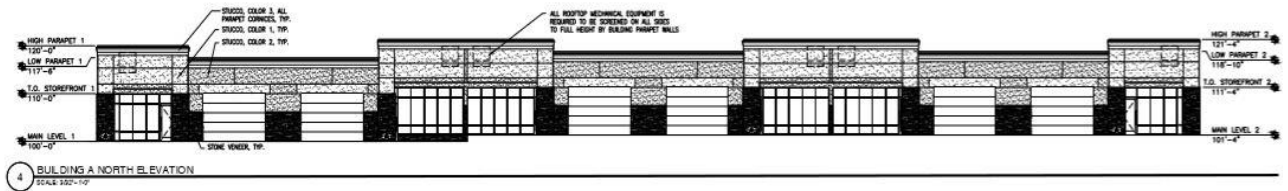
My Business Park at Mandalay  
7827 W. 108<sup>th</sup> Ave., Westminster, CO



## SOUTH ELEVATION



## NORTH ELEVATION



### Property Facts:

- Building Size: 15,104 SF
- Sales Price: Unit / building pricing on second page
- Loading: Each suite will have one 14'X10' drive-in door
- Utilities: Unit are separately metered
- Power: 120 AMP / 208 V - 3 phase
- Construction: Metal frame post & trust, stone veneer & stucco exterior
- Clear Height: 13'
- County: Jefferson
- Zoning: PUD
- Sprinklered: Yes
- Roof Type: EPDM on rigid insulation "rubber membrane"

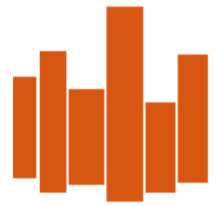


### Property Overview:

Retail / Flex ownership possibilities – conveniently located at 108<sup>th</sup> Ave. & Old Wadsworth with easy access to the Hwy. 36 corridor. Buyers can create & design a unique space to meet their requirements.

**Uses allowed include:** Medical and dental offices as well as small animal veterinary clinics. Showroom type businesses such as design centers as well as kitchen and bath showrooms. Youth & adult sports, light manufacturing and commercial kitchens / food production along with many other uses. Excellent opportunity available in an increasingly tight northwest market.

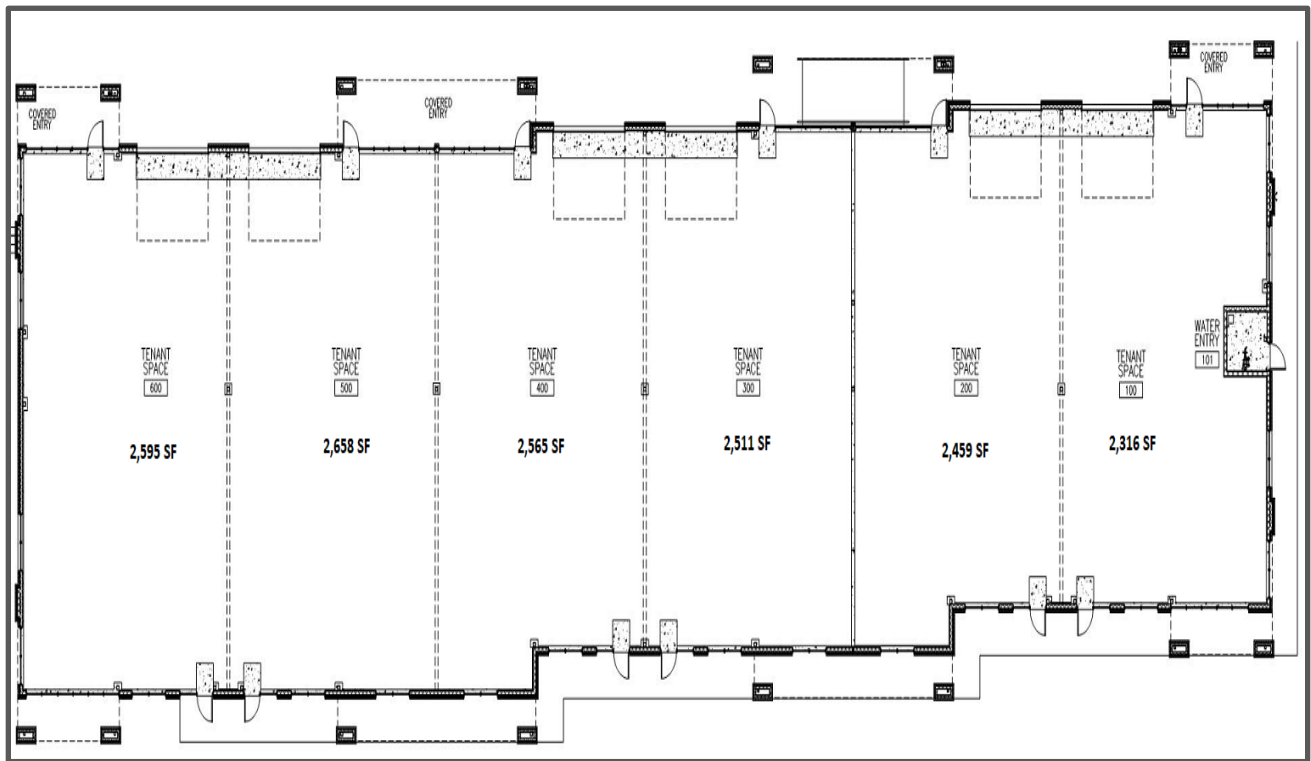
Exclusively Marketed by Chip McReynolds, 303-974-7600 ext. 102, [mcreynolds@vistacommercial.com](mailto:mcreynolds@vistacommercial.com)



**UNIT PRICING**

Unit	Price	Square Feet
100	\$481,900	2,316
200	\$499,000	2,459
300	\$527,500	2,511
400	\$538,400	2,565
500	\$557,100	2,658
600	\$557,400	2,595

**FLOOR PLAN**



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