

10450 W. 38th AVENUE
WHEAT RIDGE, COLORADO

Gruber Commercial Real Estate Services | 209 Kalamath Street, #7, Denver, CO 80223 | Tel: 720-490-1442



Freestanding Commercial Building For Sale

BUILDING SIZE: 3,120 SF

SITE SIZE: 10,375 SF

PROPERTY HIGHLIGHTS

- Rare smaller functional building
- Clear Span Building (Twin-T roof)
- Fully paved site
- New roof
- New asphalt
- Monument signage pole
- **FIRST TIME AVAILABLE FOR SALE EVER!**

SALE PRICE:
\$850,000.00



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com



Commercial Real Estate Services

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FLOOR PLAN



PROPERTY DETAILS

- **Building Size:** 3,120 SF
- **Site Size:** 10,375 SF
- **Office Size:** 900 SF
- **City/County:** Wheatridge/ Jefferson County
- **Taxes:** (2020) \$8,155.24
- **Zoning:** C-1
- **Loading:** 2 oversized drive-in doors
- **Clear Height:** 14' ft
- **Heat:** Gas-forced
- **A/C:** In office only

AERIAL



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