

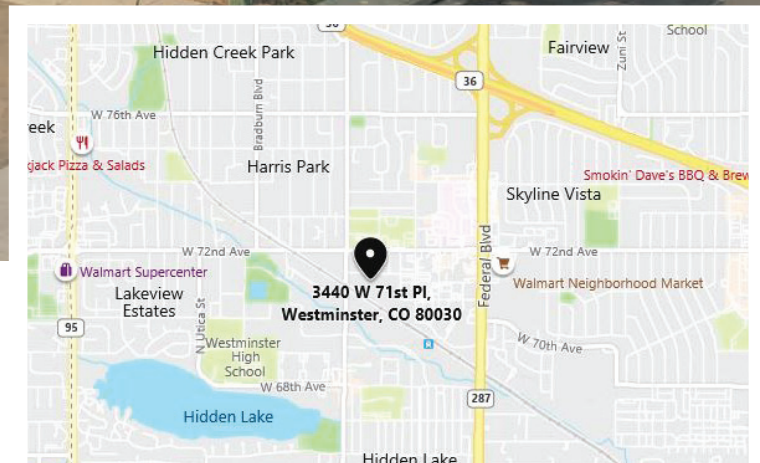
WESTMINSTER FREE STANDING OFFICE BLDG. FOR SALE

3440 W. 71st Place, Westminster, CO 80030



www.FullerRE.com

\$1,600,000



Overview

Bldg Size:	6,385± SF
YOC:	1998
Lot Size:	1.01 AC (43,560± SF)*
Zoning:	M-1
Parking:	26 Spaces (4.1:1,000 ratio)
Taxes:	\$24,633 (2019)
For Sale:	\$1,600,000

*0.25 Acres storage will be offered with Sale of Bldg.

Located in the heart of Westminister near Federal Blvd. & US-36, this 6,385 sq. ft. freestanding office building offers the perfect space for construction, landscape, and roofing companies. An additional half acre fenced lot, next to the parking lot, is also available for lease with the office space. Located within Westminister's redevelopment TOD space. This building sits close to RTD's "B-Line" Light Rail.

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Floorplan provided as a visual reference and may not be totally accurate. Broker can provide a more detailed floorplan.