

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

EIGHT TOWNHOME SITES FOR SALE

10151-10193 W. 38th Ave., Wheat Ridge, CO



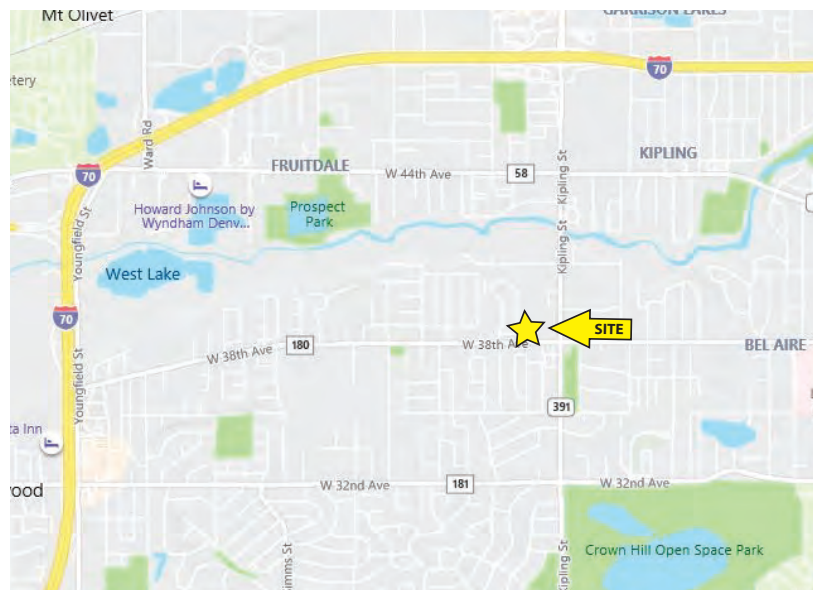
www.FullerRE.com



Boundary lines shown as a visual reference and may not be accurate. Consult broker for complete legal description.

Lot Size:	19,693± SF (Lots are 2,460± SF each)
Taxes:	\$2,561.20 (2019)
Zoning:	City of Wheat Ridge, M-U-N
Sales Price:	\$1,150,000

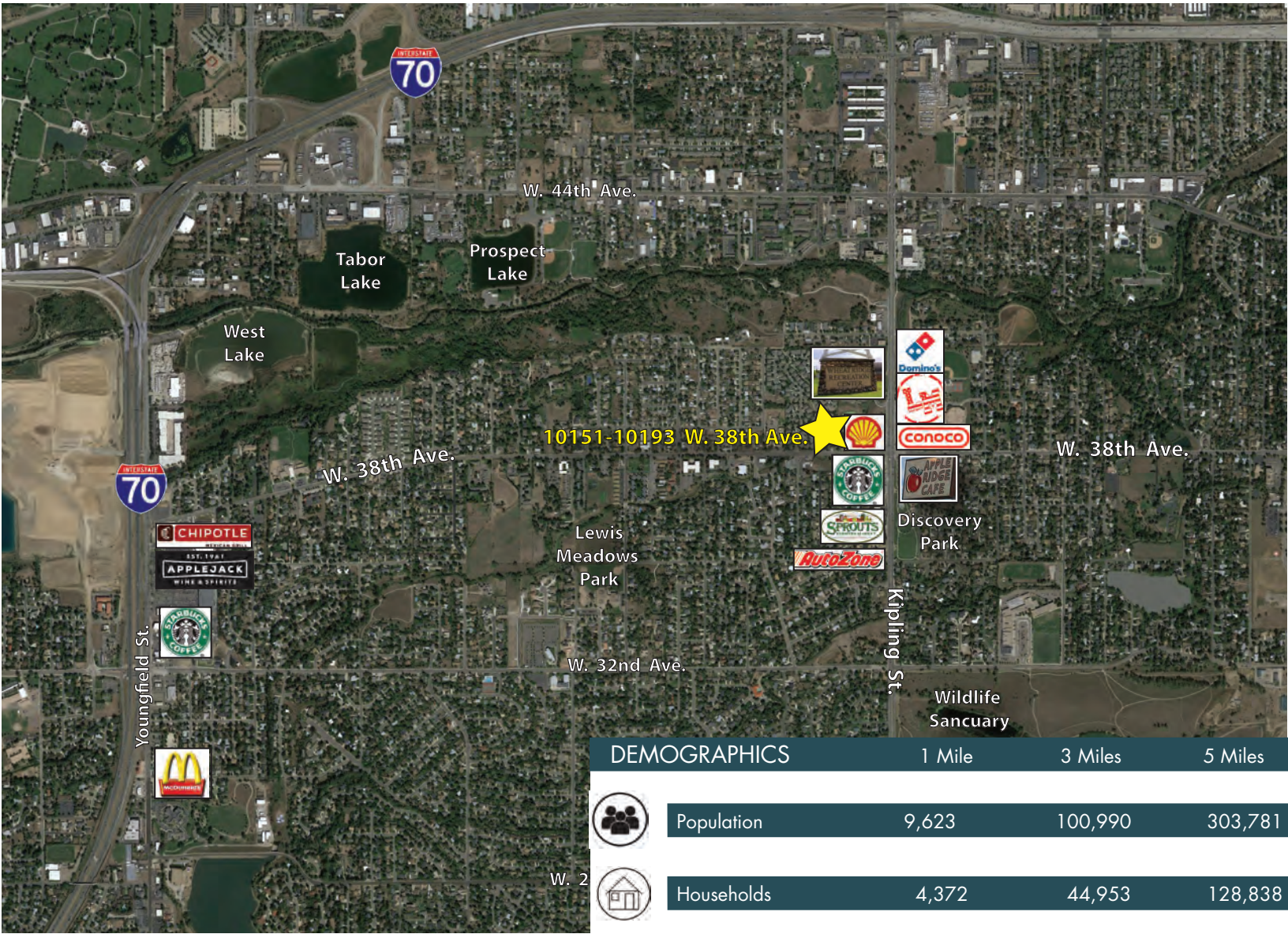
Property is platted for 8 townhome/duplex units within the City of Wheat Ridge. Seller is a builder and is available to assist in building-out the units per already completed plans (1,800± sq.ft. + 1-car garage). Current single family residence on property provides \$1,600/month rental income. Amenities near the property include parks, bike paths, skate park, Sprouts, Starbucks, veterinarian hospital and Wheat Ridge Recreation Center.



Fuller Real Estate
(303) 534-4822

Travis Wanger
(720) 974-2790 direct
(303) 888-1061 mobile
TWanger@FullerRE.com

Mike Haley
(720) 287-5408 direct
(720) 309-3413 mobile
MHaley@FullerRE.com



FINAL RENDERING



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,623	100,990	303,781
Households	4,372	44,953	128,838
Medium Income	\$56,590	\$62,971	\$70,127
Medium Age	43.20	40.00	38.30
Traffic	W. 38th Ave. @ Lee St. - 9,407 vpd (2018 CoStar)		