

4855

Ward Rd #100
Wheat Ridge, CO 80033

Sale Price
\$1,200,000

OFFICE/CONDO



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4855 WARD RD. #100



OFFERING SUMMARY

Sale Price:	\$1,200,000
Total Building Size:	16,291 SF
Available Building Size:	4,046 SF
Association Expenses:	\$2,224/mo \$6.60/SF/Yr
Year Built:	2001
R.E. Taxes 2020:	\$20,406
Zoning:	C-1 Commercial City of Wheat Ridge

PROPERTY OVERVIEW

4,046 SF office condominium built in 2001. The general contractor for this property was The Ojala Group, well known for building high-quality projects. This business park was constructed with cast concrete which is low maintenance and attractive. It has a stand-out facade and the interior improvements are in superior condition, as you can see from the photos.

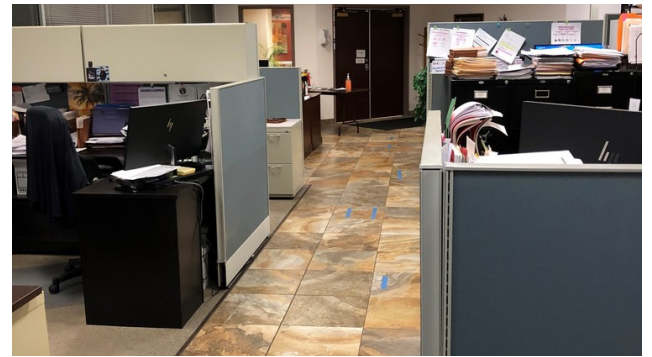
PROPERTY HIGHLIGHTS

- 4,046 SF Office Condo for Sale in West Ridge Business Park
- Great location with easy access to I-70
- Signalized intersection at 48th Avenue & Ward Road
- Includes private offices, open plan, in-suite restroom, kitchen/lunch room, server room & vault
- Former bank space
- Close to bike trails and the RTD Ward Light Rail Station
- Furniture is negotiable
- **Association Expense Fee includes: HOA fee, janitorial, maintenance, Xcel Energy, water and sewer.**

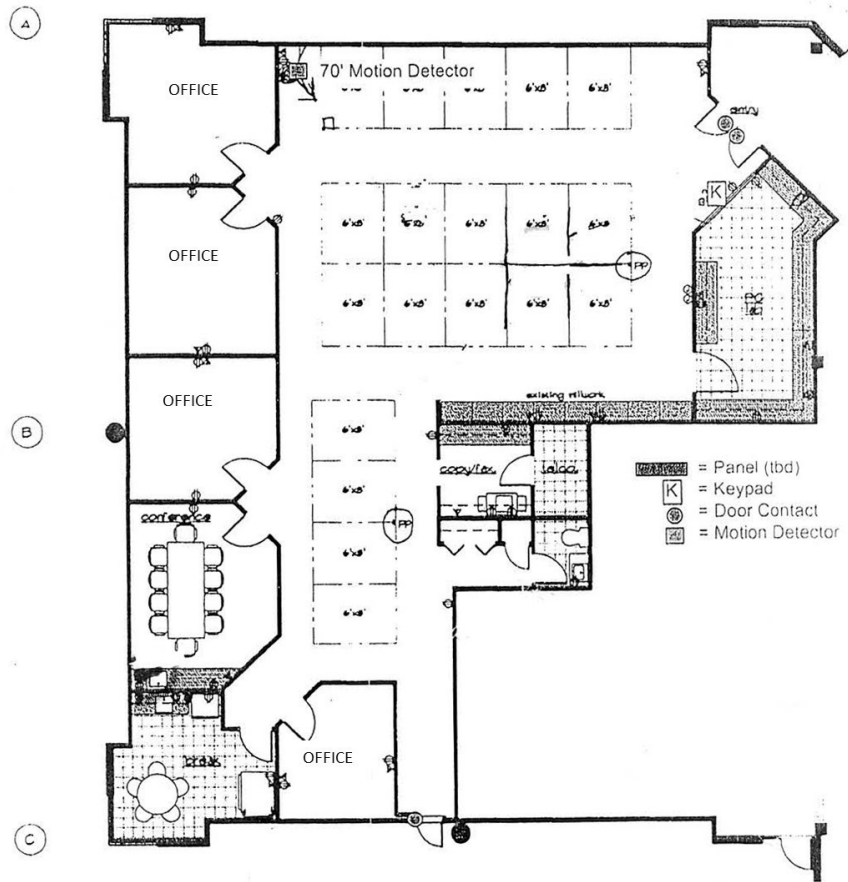


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ADDITIONAL PHOTOS



FLOOR PLAN



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,721	195,850	749,817
Average age	38.3	41.1	37.2
Average age (Male)	36.4	39.8	36.1
Average age (Female)	41.6	42.2	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,931	84,050	303,376
# of persons per HH	2.3	2.3	2.5
Average HH income	\$68,383	\$74,050	\$68,609
Average house value	\$235,084	\$296,858	\$277,483

** Demographic data derived from 2010 US Census*

