7585 W. 32ND AVE.

Wheat Ridge, CO 80033

FOR SALE

PROPERTY DESCRIPTION

In-fill Land Available For Sale
Zoned Restricted Commercial - allows office uses, professional services, and limited retail

PROPERTY HIGHLIGHTS

- Existing Parking Lot on south portion of property
- Utilities on site
- Landscaping per Wheat Ridge code
- Grass portion of lot is cleared and ready for improvements
- 2018 Taxes: $3,678.00 (provided by CoStar)
- Great potential for office/medical/mixed-use, possible clinic, treatment, daycare center

TRAFFIC COUNT

Wadsworth Blvd. N of W. 34th Pl	42,518/vpd
Wadsworth Blvd. S of W. 30th Ave.	38,612/vpd
W. 32nd Ave. E of Wadworth Blvd.	7,437/vpd

OFFERING SUMMARY

Sale Price:	$450,000
Lot Size:	0.73 Acres
Price / SF:	$14.15

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	13,286	134,390	379,459
2019 Average Household Income	$69,898	$76,533	$82,083
Businesses	1,022	7,239	22,176
Employees	8,151	65,334	244,835

* Demographics and Traffic Counts provided by CoStar

CHARLES NUSBAUM

303.454.5420
cnusbaum@antonoff.com

ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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Antonoff & Co. Brokerage
Bob Bramble
Ph: 303-623-0200 Fax: 303-454-5400

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on .

Signer: _____ Date: _____

On , Broker provided with this document via and retained a copy for the Broker's records.

Brokerage Firm: ***Antonoff & Co. Brokerage***

Broker: Bob Bramble Date: ***9/13/2019***

Bob Bramble

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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