

For Sale or Lease

\$475,000



**3901 W. 88th Ave
Westminster CO
80301**

Lease Information:

| | |
|--------------------|-----------------|
| Available S/F: | 4,400 sf |
| Lease Rate: | \$9.00 sf (NNN) |
| Expenses (NNN) | \$3.25 sf |
| Minimum Available: | 1,100 sf |
| Parking: | 4:1000 |
| Heat/AC | Yes |

Improvements:

| | |
|----------------|----------|
| Office Type: | B+ |
| Building Size: | 4,400 |
| YOC: | 1962 |
| Zoning: | C-4 |
| Land Area: | .40 Acre |
| Sprinkler: | No |

Rare free standing office/retail building in unincorporated Adams County. This is a completely refurbished building and the C-4 zoning allows for many uses. Sits directly across from Shaw Heights Middle School, perfect for office, flex, coffee shop, dry cleaners, veterinary clinic, call 303-442-3370!!

**Gerry Taylor
40 West Real Estate
4535 Broadway
Boulder CO 80304**

www.40westrealestate.com

