



9595 49TH AVE.

WHEAT RIDGE, CO 80033

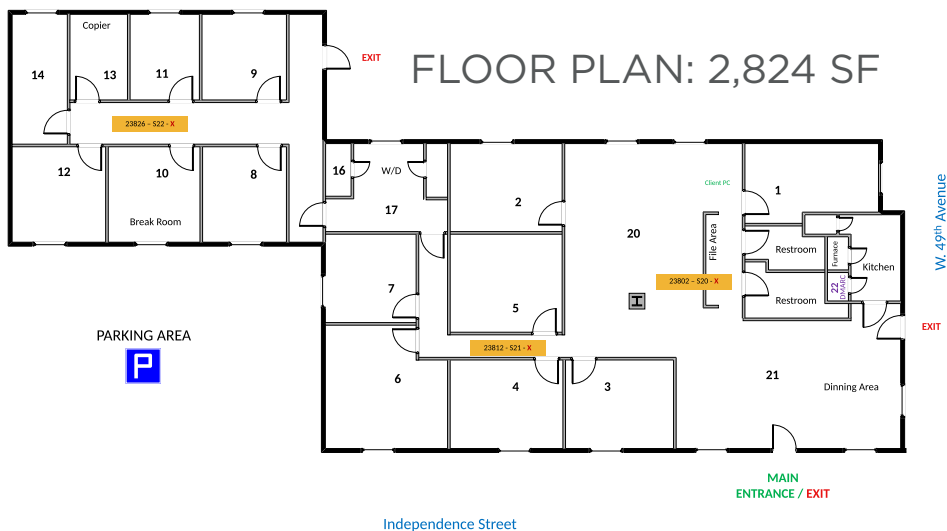
2,824 SF Quality Office Space / For Sale



OVERVIEW

PREMISES

Come work in Wheat Ridge! This office space combines historic charm with modern functionality. Enjoy an open-concept layout filled with natural light and scenic views. This space includes a break room, dining area, and kitchen to ensure you have a productive and comfortable workspace. 9595 W 49th Ave is the perfect space for work/life balance.



AVAILABLE SF

±2,824 SF

YEAR BUILT

1948 /
Renovated 2010

PARKING

12 surface
spaces available

ASKING PRICE

\$1,130,000

PROPERTY HIGHLIGHTS

- Open-concept office layout with break room, dining area, and kitchen
- Easy access to I-70
- Lots of windows to bring in plenty of natural light into the space.
- Notable renovations include a newer roof and HVAC system
- 0.3 acre corner lot



DEMOGRAPHICS

POPULATION

13,154
1 MILE

105,861
3 MILES

304,218
5 MILES

AVERAGE HOUSEHOLD INCOME

\$102,011
1 MILE

\$124,886
3 MILES

\$136,422
5 MILES

HOUSEHOLDS

6,218
1 MILE

46,181
3 MILES

131,160
5 MILES

MEDIAN AGE

37.4
1 MILE

40.5
3 MILES

38.8
5 MILES

NEIGHBORHOOD MAP



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For more information, please contact:

Jim Wachholz

Managing Director

+1 303 523 3645

james.wachholz@cushwake.com

