

# Commercial Service Bldg on .75 Acre Lot

9215 Federal Blvd, Westminster, CO 80260



W. 92nd Ave.

Large Fenced Yard

**200'± Federal Blvd. Frontage**

Federal Blvd.

## PROPERTY OVERVIEW

<b>Space:</b>	Bldg 4,000± SF Lot: 0.7490± Acres (20,000± Fenced Yard)
<b>Zoning:</b>	C-I Commercial (Westminster)
<b>Loading:</b>	I-Drive-In Door (12'x12')
<b>Ceilings:</b>	14'
<b>Power:</b>	400 Amp - 3-phase
<b>YOC:</b>	1975
<b>Taxes:</b>	\$17,278.06 (2024 payable in 2025)

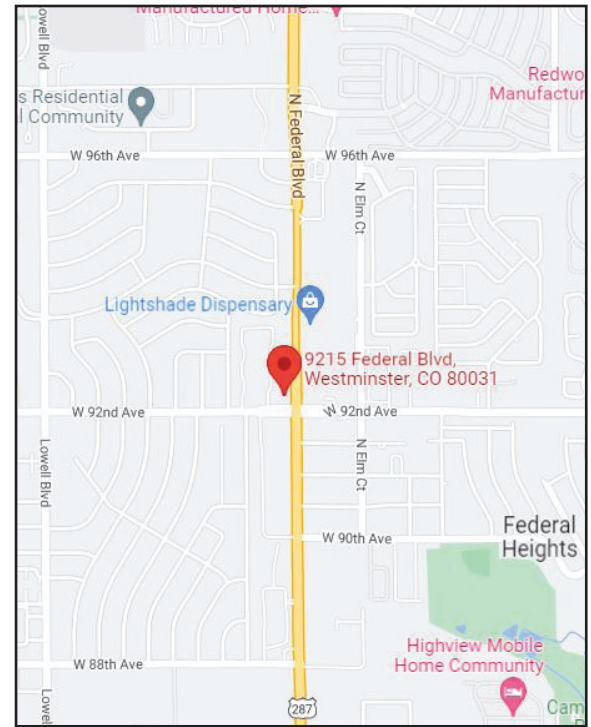
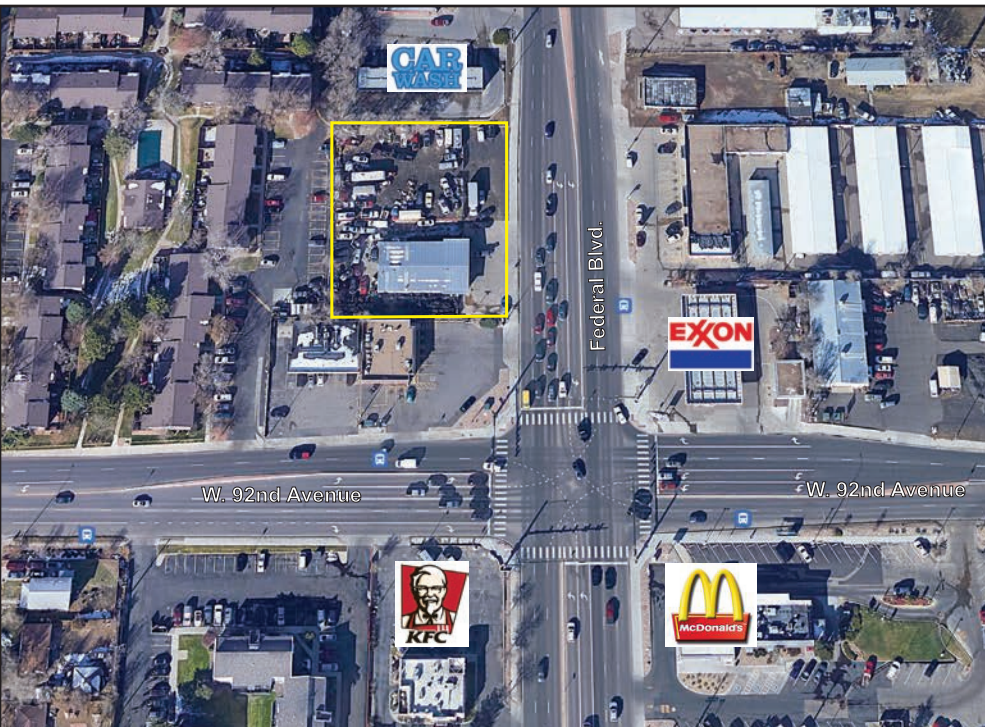
## PROPERTY SUMMARY

Located in the NWC of the W. 92nd Ave. and Federal Blvd. intersection in Westminster, this property offers a free-standing retail/service building with a sizeable fenced yard. This corner provides excellent visibility and accessibility to over 35k vpd.

There is to be absolutely no contact with the tenants, and a Fuller Real Estate broker is to accompany you on all showings.

## CONTACT BROKERS FOR PRICING





Looking North down Federal Blvd.

Westminister Land Use / Approved Uses Link



Click Logo for Link

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	19,352	161,441	370,092
Households	6,851	57,767	132,688
Median HH Income	\$57,927	\$66,804	\$73,485
Median Age	36.50	36.10	36.70
Traffic	36,600 vpd - Federal Blvd @ W 92nd		

Source: CoStar 2024