

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Commercial/Service Building on .75 AC Lot

9215 Federal Blvd., Westminster, CO 80260



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PROPERTY INFORMATION:

Space:	Building: 4,000± Sq.Ft. Lot: 0.7490± Acres (20,000± SF Fenced Yard)
Zoning:	C-1 Commercial (Westminster)
Loading:	1 - Drive-In Door (12'x12')
Ceilings:	14'
Power:	400 Amp - 3-phase
YOC:	1975
Taxes:	\$15,600.28 (2022 payable in 2023)

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

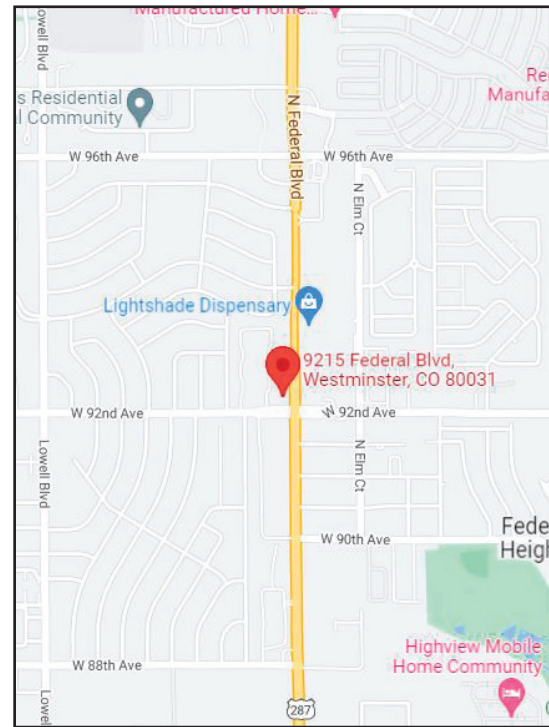
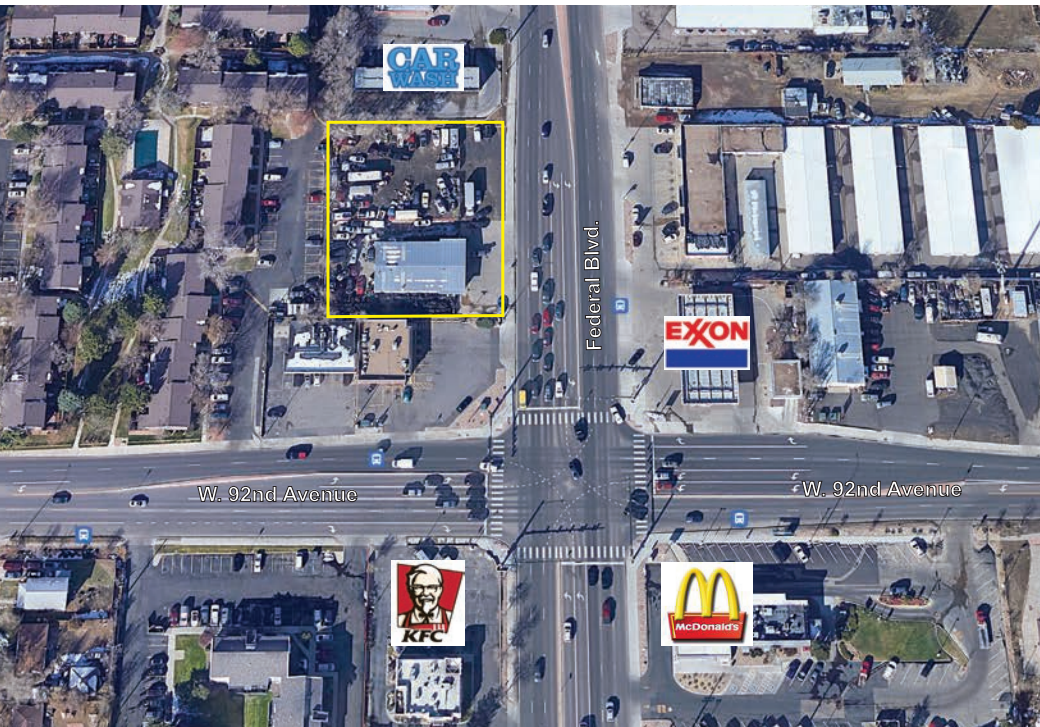
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Looking North down Federal Blvd.








Westminster Land Use / Approved Uses Link



**WESTMINSTER
COLORADO**

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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		