

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Northglenn Storage Units/Warehouse

521 W. 115th Ave., Northglenn, CO 80234



www.FullerRE.com

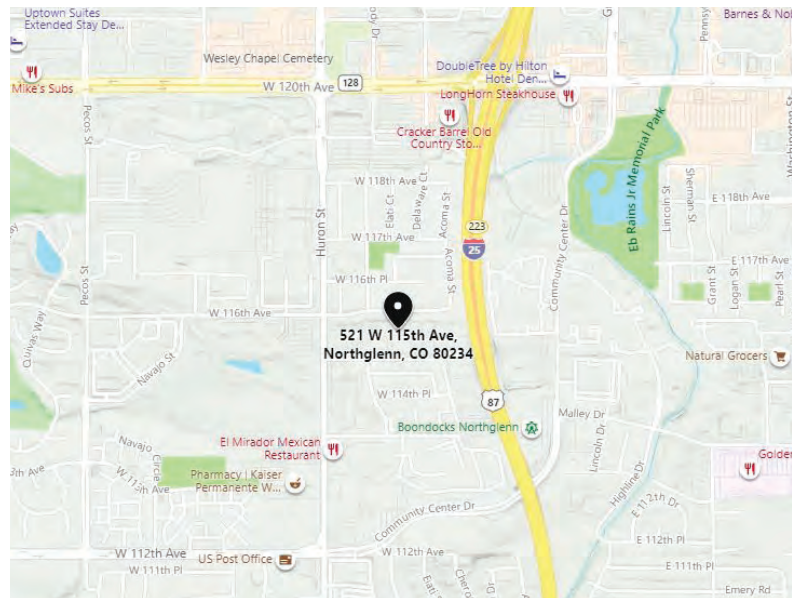
Click Here on PDF for Drone Video



www.AerialDroneClick.com

<b>FOR SALE:</b>	<b>\$996,000</b>
<b>Total Bldgs:</b>	11,715± SF
<b>Land:</b>	0.7813± AC
<b>YOC:</b>	2016
<b>Taxes:</b>	\$37,514.46 (2020 payable in 2021)
<b>Zoning:</b>	IN - Industrial

Industrial property that is conveniently located off North Huron St., near I-25 and 120th Ave.; currently operates as a self-storage business. This property could continue as self-storage or be converted to warehousing/storage for business or personal items, equipment, inventory, vehicles, motorcycles, etc. There are not currently bathrooms or water taps – they can be obtained through Northglenn. Link for the Northglenn allowed uses on the back of brochure.



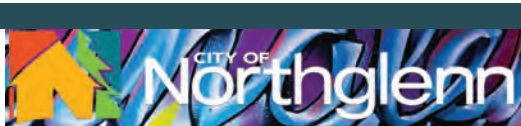
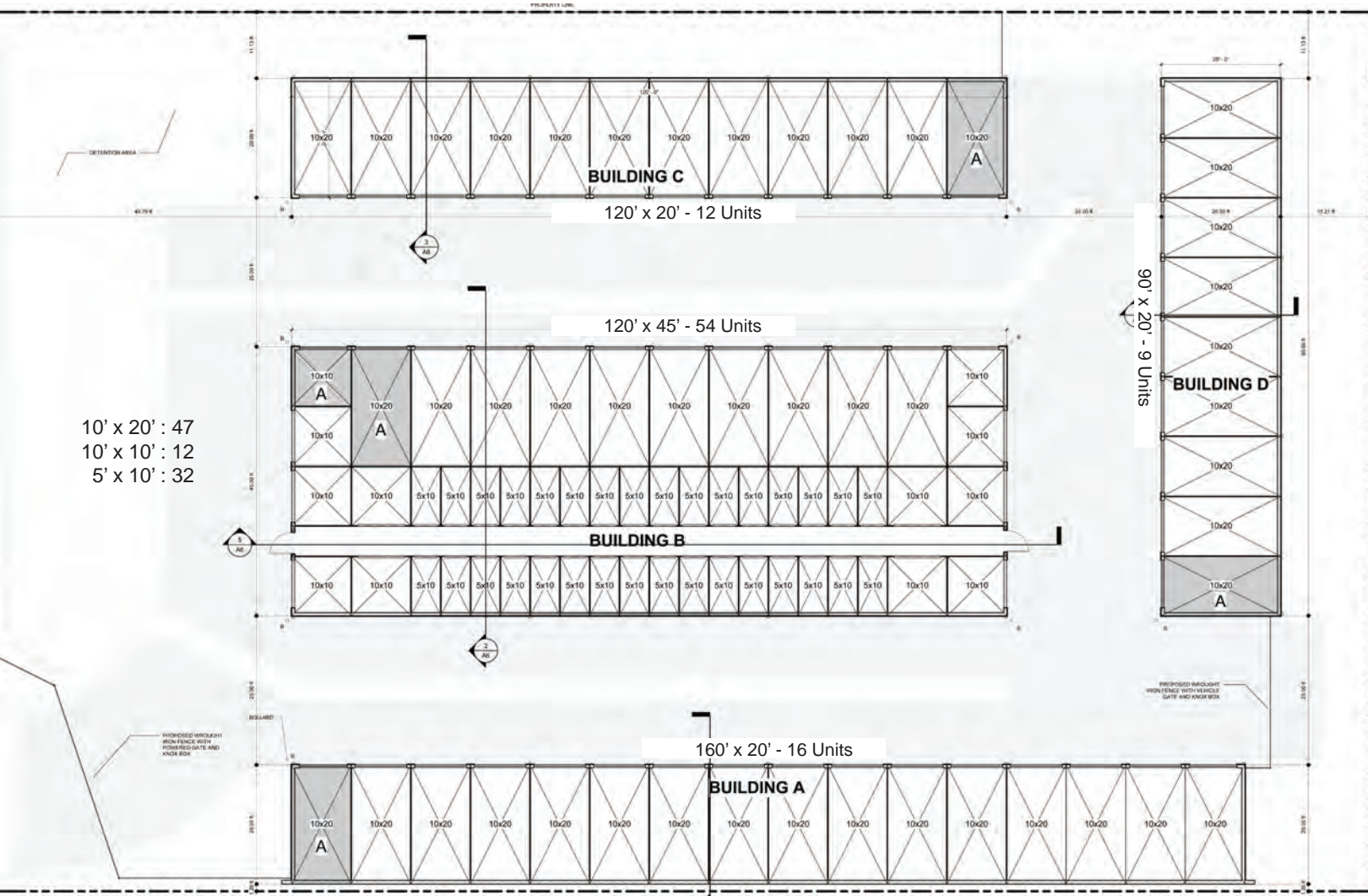
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Disclosure

**Tanner Fanello**  
(720) 306-6022 direct  
(303) 945-1335 mobile  
TFanello@FullerRE.com

**Brian Baker**  
(720) 287-5416 direct  
(720) 280-4733 mobile  
BBaker@FullerRE.com





Click here on the PDF to view the Northglenn Zoning allowed uses. (Scroll down to page 45 on the PDF)



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,510	131,087	333,285
Households	7,587	49,674	119,841
Median HH Income	\$57,898	\$79,135	\$83,168
Median Age	33.60	35.60	35.10
Traffic	18,950 vpd at Huron St. & W. 116th Ave.		