



STAND-ALONE BUILDING  
**FOR SALE OR LEASE**

11970 QUAY STREET  
BROOMFIELD, CO 80020

## PROPERTY HIGHLIGHTS

**Here's the opportunity to own or lease a stand-alone building in a bustling area of Broomfield near the intersection of Highway 287 and Main Street.**

Currently configured as a music school with individual lesson rooms, the existing floor plan would work well for a chiropractor, wellness center, medical or dental offices, therapists, daycare, or other professional office uses. Formerly a veterinary clinic. The structure may also allow numerous walls to be removed, opening up the space. Large 0.24-acre lot with 11 parking spaces. Wonderful opportunity to purchase your own building!

- On-site parking with 11 spaces
- Monument signage
- Central location
- Near many amenities/parks/restaurants

<b>Building Size</b>	1,922 RSF
<b>Sale Price</b>	\$509,000
<b>Lease Rate</b>	\$14.00/RSF NNN
<b>Expenses (Est)</b>	\$4.53/RSF
<b>Vacant Date</b>	October 2022
<b>Zoning</b>	Restricted Commercial RC (J)

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

## CONTACT US

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PROPERTY PHOTOS



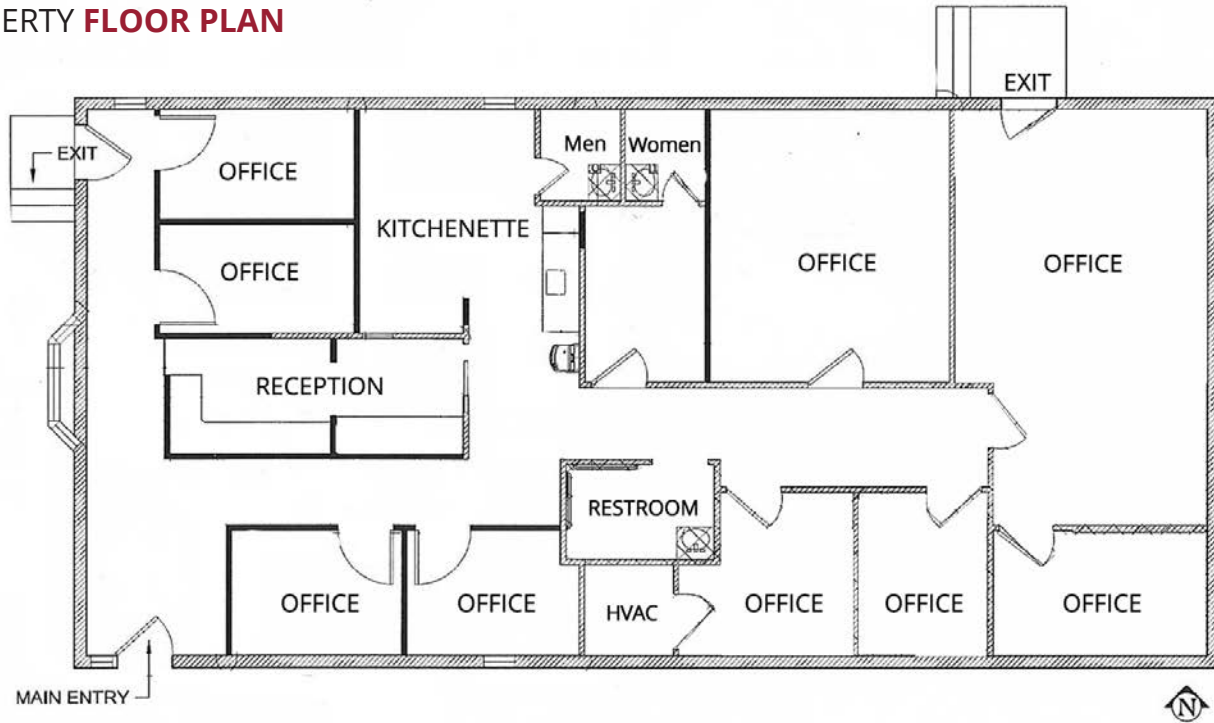
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\* For a complete disclaimer, please see page one of this brochure.

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**Colorado Group**

**PROPERTY FLOOR PLAN**



**PROPERTY LOCATION**

- Broomfield Community Park
- Bay Aquatic Park
- Broomfield Community Center
- Broomfield Library
- Community Park Ball Fields

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