



RETAIL BUILDING FOR SALE

8040 FEDERAL BLVD
WESTMINSTER, CO 80031

PROPERTY HIGHLIGHTS

Excellent Owner/User retail opportunity. Freestanding building with high visibility on Federal Blvd. Large double lot with development potential. Wide range of permitted uses in Westminster B-1 Zoning, including medical office, urgent care, hardware store, auto parts supplier, pack and post, bank branch, sporting goods, restaurant, and many more. The building can be modified to suit with readily adaptable south-facing windows for a potential showroom.

- Ample, paved parking
- One Drive in Door
- HVAC replaced in 2019
- Over 200 AMPS power
- Accessed by two streets
- Over 40,000 traffic counts at nearest intersection within 1/10th of a mile

Sale Price	\$1,148,000
Building Size	5,105 SF
Lot Size	0.57 Acres
Zoning	B-1

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. Licensed in the State of Colorado.

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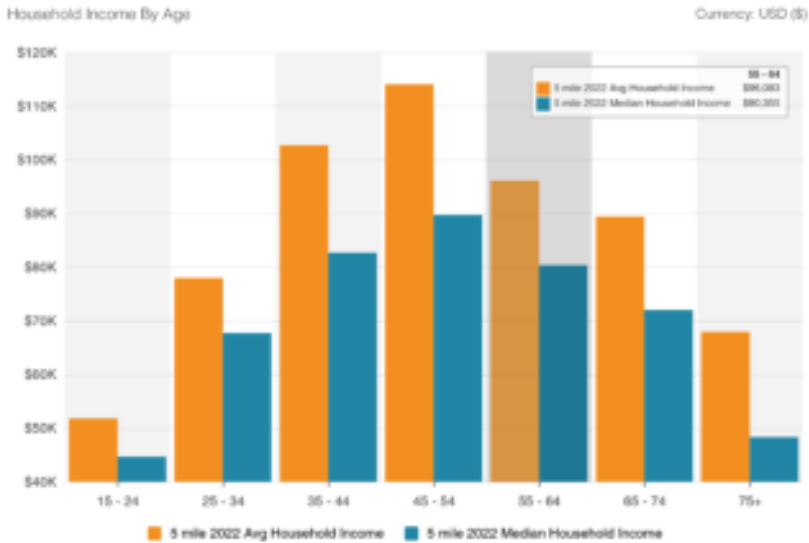
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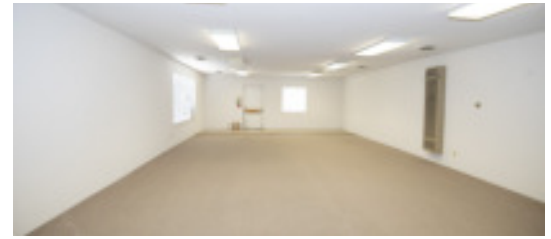
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PROPERTY PHOTOS

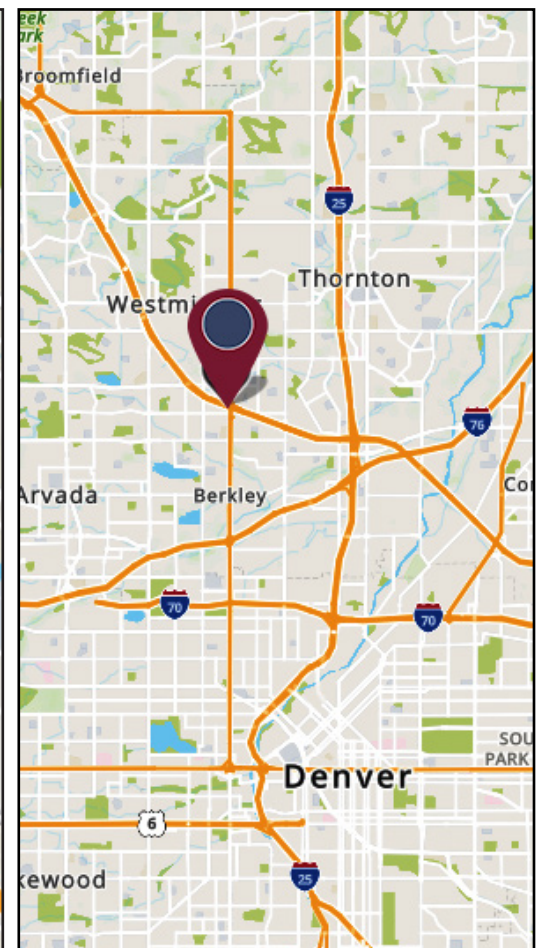
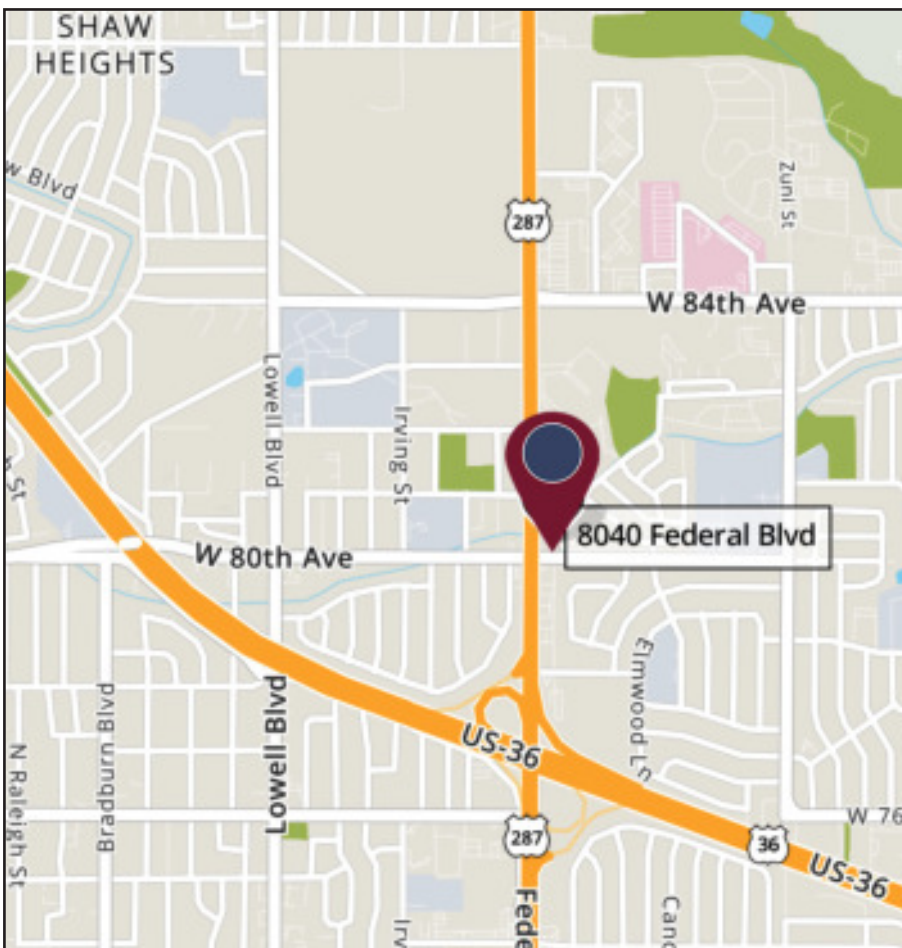


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PROPERTY LOCATION



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