

# FOR SALE

MIXED USE

5855 W. 38TH AVE.  
WHEAT RIDGE, CO

\$825,000

- MIXED USE ZONING (MU-N)
- SQ FT: 3,804 SF
- 19,112 SF LOT
- OWNER USER OR  
INVESTMENT OPPORTUNITY



\$/SF: \$216.88  
CAP RATE: 6.49%



JASON PLOTKIN

BROKER ASSOCIATE

JASON@PANORAMACOMMERCIALGROUP.COM

303.996.0690

WWW.PANORAMACOMMERCIALGROUP.COM



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5855 W 38th Avenue is a fantastic mixed-use property located in the heart of Wheat Ridge, Colorado's development and renewal corridor. West 38th Avenue between Sheridan Blvd and Wadsworth Blvd is bursting with potential as new restaurants, bars, retail, flex, and industrial businesses are popping up monthly. This property is a great opportunity for an investment deal or for an owner-user. With a large lot, versatile indoor space, and MU-N zoning there are many possible uses for 5855 W 38th Avenue.

- Prime Location in the heart of Wheat Ridge between Sheridan and Wadsworth
- Great Owner-User, Investment, or Development deal
- Just down the street from brand-new housing projects that will bring an additional 3,000 people to the neighborhood
- Abundant off street parking in both front and rear of property
- Excellent up and coming neighborhood with diverse businesses and superb road



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