

FOR SALE

\$1,300,000 | 43,037 SF LOT | ZONING: I-E

4965 VAN GORDON ST
WHEAT RIDGE, CO 80033



720.843.1330 | www.DigbyCommercial.com

DISTINGUISHED. DRIVEN. DEPENDABLE.

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PROPERTY INFORMATION

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SALE PRICE	\$1,300,000
BUILDING SIZE	2,130 SF
LOT SIZE	43,037 SF
CLEAR HEIGHT	10'-13'
POWER	3P 200A 240V (TBV)
ZONING	I-E (Wheat Ridge)
TAXES	\$30,531.62
YEAR BUILT	1969
LOADING	11'x11' Drive-In

PROPERTY HIGHLIGHTS

- Zoning: I-E
- Enterprise Zoning
- Fully-Fenced Lot
- Restroom and HVAC in Warehouse
- Convenient access to I-70



AERIAL PHOTO

4965 VAN GORDON ST
WHEAT RIDGE, CO 80033



720.843.1330 | 1500 W 44TH AVE. SUITE C, GOLDEN, CO 80403 | WWW.DIGBYCOMMERCIAL.COM

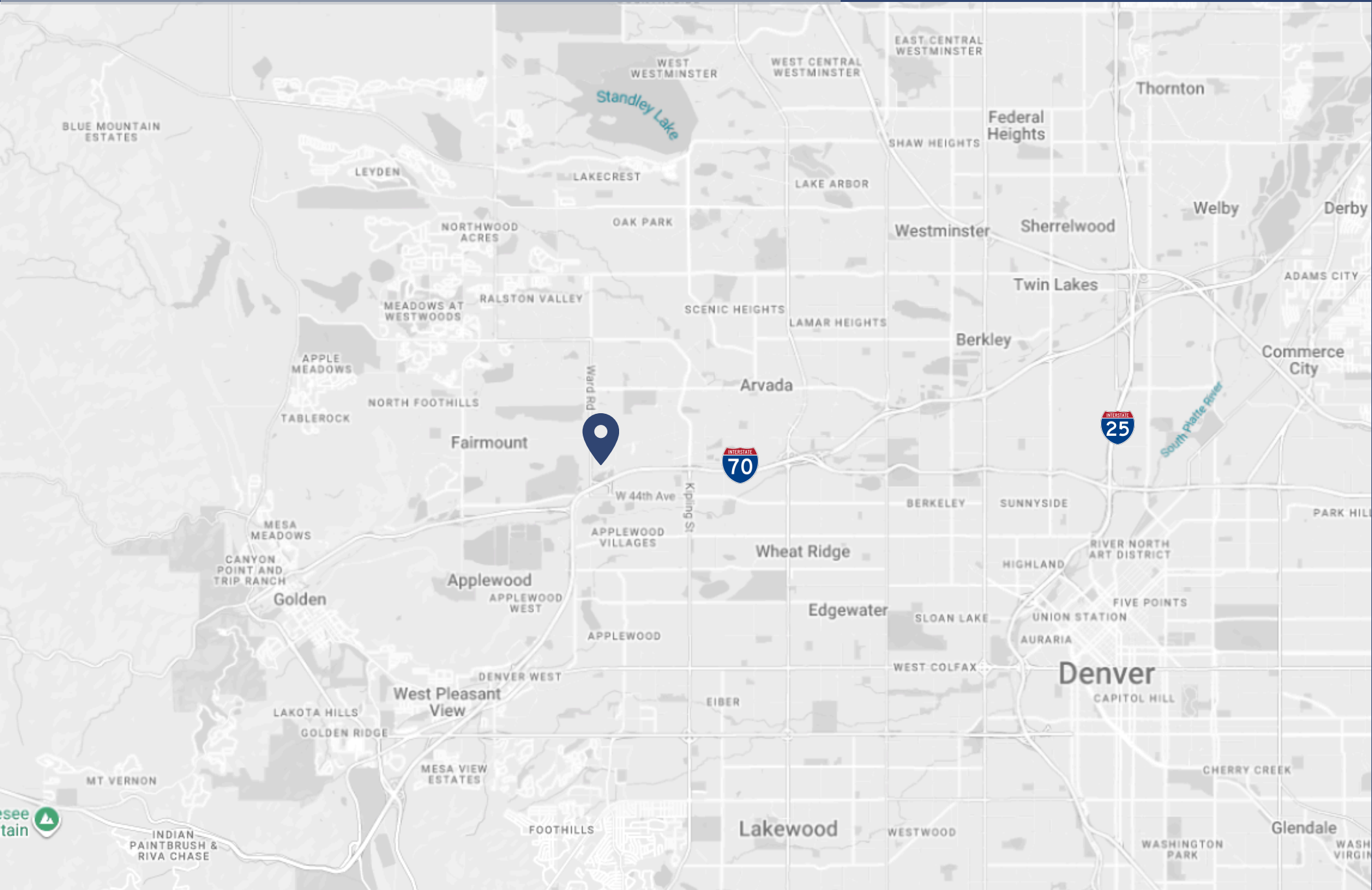
PROPERTY PHOTOS

4965 VAN GORDON ST
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LOCATION MAP

4965 VAN GORDON ST
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Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over \$250,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

Digby Commercial Advisors is committed to delivering outstanding results and tailored solutions for every client. Our proven track record of success, backed by extensive market knowledge and trusted industry relationships make us a leading resource for all commercial real estate needs.

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