

3825

PIERCE ST
WHEAT RIDGE, CO 80033

\$595,000
SALE PRICE

RETAIL



PRICE REDUCED!



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Reduced Sale Price:	\$595,000
Building Size:	2,550 SF
Lot Size:	.18 AC
Year Built:	1953
Zoning:	MU-N
Taxes (2020):	\$5,096
Water Tap	5/8"
Zoning:	MU-N

PROPERTY OVERVIEW

3825 Pierce St is a great opportunity for an Owner User or Investor to acquire a prime office/retail property within a strong submarket. This property consists of a 2,550 SF building with a 7,841 SF lot located near one of the most desirable streets in Wheat Ridge, 38th Ave. The property is zoned MU-N which allows for office, retail, and multifamily development. 3825 Pierce St is a unique opportunity for an owner to add value in one of the trendiest and up and coming neighborhoods of metro Denver.

PROPERTY HIGHLIGHTS

- Open floorplan conducive to redevelopment
- Flexible zoning with potential for multiple uses
- Large parking lot
- Convenient side yard for parking or expansion
- Great location on Pierce St near the intersection of trendy 38th Ave

NEIGHBORHOOD AERIAL



SALE COMPS

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SUBJECT PROPERTY

3825 Pierce Street | Wheat Ridge, CO 80033

Sale Price: \$595,000

Lot Size: 0.18 AC

Building SF: 2,550 SF

Price PSF: \$233.33



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6800 W 38TH AVE

Wheat Ridge, CO 80214

Sale Price: \$620,000

Lot Size: 0.34 Acres

Year Built: 1967

Building SF: 2,231 SF

Price PSF: \$277.90

Closed: 07/19/2019



2



5883 W 38TH AVE

Wheat Ridge, CO 80212

Sale Price: \$818,000

Lot Size: 0.29 Acres

Year Built: 1968

Building SF: 3,374 SF

Price PSF: \$242.44

Closed: 09/19/2019



SALE COMPS

3



3790 CHASE ST

Wheat Ridge, CO 80212

Sale Price: \$837,500

Year Built: 1981

Price PSF: \$258.49

Lot Size: 0.31 Acres

Building SF: 3,240 SF

Closed: 01/09/2020



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4375 EATON ST

Denver, CO 80212

Sale Price: \$575,000

Building SF: 2,920 SF

Closed: 03/31/2021

Lot Size: 0.14 Acres

Price PSF: \$196.92



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5900 W 38TH AVE (UNDER CONTRACT, PRICE TBD)

Wheat Ridge, CO 80212

Sale Price: \$0

Year Built: 1953

Price PSF: \$0.00

Lot Size: 0.43 Acres

Building SF: 15,000 SF

