

DENVER INFILL SPECIALISTS



TIM FINHOLM

303.512.1161 tfinholm@uniqueprop.com

SAM LEGER

303.512.1159 sleger@uniqueprop.com

BRANDT BERRY

303.645.4787 bberry@uniqueprop.com

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



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





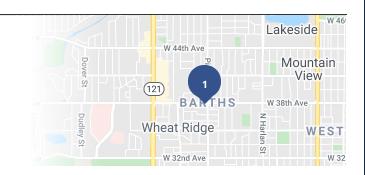
6800 W 38TH AVE

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





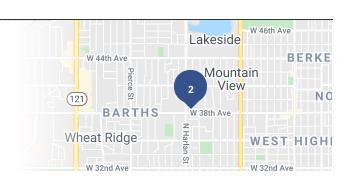
5883 W 38TH AVE

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



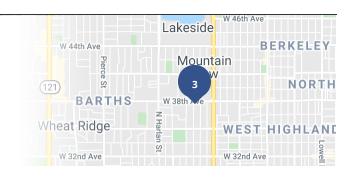
SALE COMPS



3790 CHASE ST

Wheat Ridge, CO 80212

Sale Price: \$837,500 Lot Size: 0.31 Acres Building SF: Year Built: 1981 3,240 SF Price PSF: \$258.49 Closed: 01/09/2020



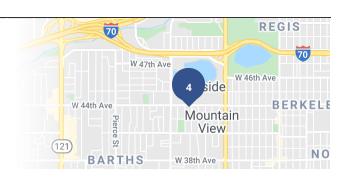


4375 EATON ST

Denver, CO 80212

Sale Price: \$575,000 Lot Size: 0.14 Acres Building SF: 2,920 SF Price PSF: \$196.92

Closed: 03/31/2021





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

Wheat Ridge, CO 80212

Sale Price: Lot Size: 0.43 Acres Year Built: 1953 Building SF: 15,000 SF Price PSF:

\$0.00

