

FREESTANDING BUILDING FOR SALE OR LEASE

9000 Yukon St (NWC Wadsworth Blvd & 90th Ave), Westminster, CO



DEMOGRAPHICS

POPULATION



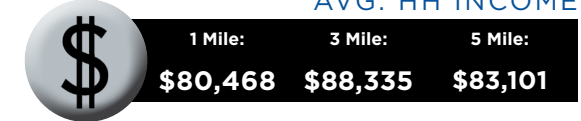
DAYTIME POPULATION



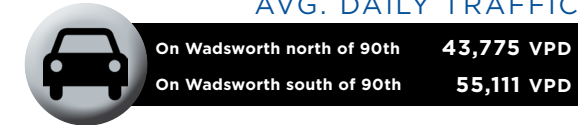
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



OVERVIEW:

- **Building Size:** Approx. 4,917 SF
- **Land Size:** Approx. 69,376 SF
- **Sale Price:** \$950,000.00
- **Lease Price:** \$17.00 PSF NNN
- **Real Estate Taxes:** \$36,217.27

HIGHLIGHTS:

- Excellent free standing building with abundant parking
- Pylon sign on Wadsworth Blvd
- Strong retail corridor
- Existing restaurant infrastructure in place
- Building is well suited for a wide range of users

For more information, contact:

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CROSBIE
REAL ESTATE
GROUP

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Disclosure Agreement

