



**4990 - 4992 WARD ROAD**  
Wheat Ridge, Colorado 80033

**PRICE REDUCED**



**FOR SALE \$995,000**

**4990 Ward Road**



**PROPERTY FEATURES**

- 915 SF (w/ 915 SF basement)
- Unoccupied
- Operated as profitable bar for over 30 years
- All FFE included
- Includes billboards income (\$700/mo)
- Transferable liquor license

**4992 Ward Road**



**PROPERTY FEATURES**

- 1,056 SF
- Leased to Valley Liquor through Aug. 2021
- \$2,008.00/mo Lease Rate
- Rare drive-thru liquor store
- Zoned C-1 Commercial

**FOR MORE INFORMATION CONTACT:**

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**1. TOLL BROS JOLLY RANCHER SITE**

199 Planned D.U.s

**2. HANCES SUBDIVISION**

63 Planned D.U.s

**3. HASKINS STATION**

550 Planned D.U.s

**4. QUAIL RUN**

80-90 Planned D.U.s

**5. QUAIL RIDGE**

25 D.U.s

4990 - 4992 Ward Road is a two (2) building retail complex on the corner of 49th & Ward Road on the Wheat Ridge/Arvada Border with rental income from 4992 Ward Road (Valley Liquor: \$2,008/mo), Outfront Media (large billboard: \$500/mo) and Widespread Electric (small street sign: \$200/mo) there is income in place to stabilize your start up costs. The lease on the large billboard expires in June of 2021 and we have quotes to lease those billboards for \$3,000-\$4,000 per month. 33 parking spots allows for ample customer flow. Dual access from Ward Road and W. 49th Place.



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