

Retail Space for Lease

5800 W 44TH AVENUE, WHEAT RIDGE, CO 80212



Overview

Hoff & Leigh is excited to present this desirable 2nd generation liquor store at 5800 W 44th Avenue at the signalized intersection of 44th Avenue & Fenton. Formerly Lakeside Liquor, this liquor store has a full buildout and transferrable liquor license. Liquor store business is for sale for \$150,000 + inventory (~\$158,000 inventory), this does NOT include the real estate. Long term lease signed for the retail unit.

The liquor store has a full build out with a large 11-door walk-in convenience store refrigerator, 3 large double-door refrigerators, counter/checkout area with register, shelving throughout, wine racks, storage area with wash sink, and other miscellaneous business items. The property has 14 parking spaces and 2 double-sided pylon signs for the liquor store. Come take advantage of this great opportunity to open your liquor store.

5800 W 44th (Lakeside Liquor): 1,050 SF x \$27.00 SF/YR (+ \$5.23 SF/YR NNN) = **\$2,820 / Month**.

Hoff & Leigh property listing website: <https://www.hoffleigh.com/listing/5800-w-44th-avenue/>

For more info, please text/call Michael Crawford: (720) 683-0399. MCrawford@HoffLeigh.com

Unit:	Size:	Lease Rate:
5800	1,050 SF	\$27.00 SF/YR (+ \$5.23 SF/YR NNN) = \$2,820 / Month

Highlights

- Business For Sale: \$150,000 + Inventory
- Fully Built Out Liquor Store
- Liquor License Transferrable
- 2 Pylon Signs for Liquor Store
- 1 Bathroom
- Ample On-site Parking (14 Spaces)
- Signalized Intersection at Fenton & 44th

Property Details



Lease Rate
\$27.00 SF/YR
(NNN)



Building Size
3,144 SF



Space Available
1,050 SF



Zoning
C-1

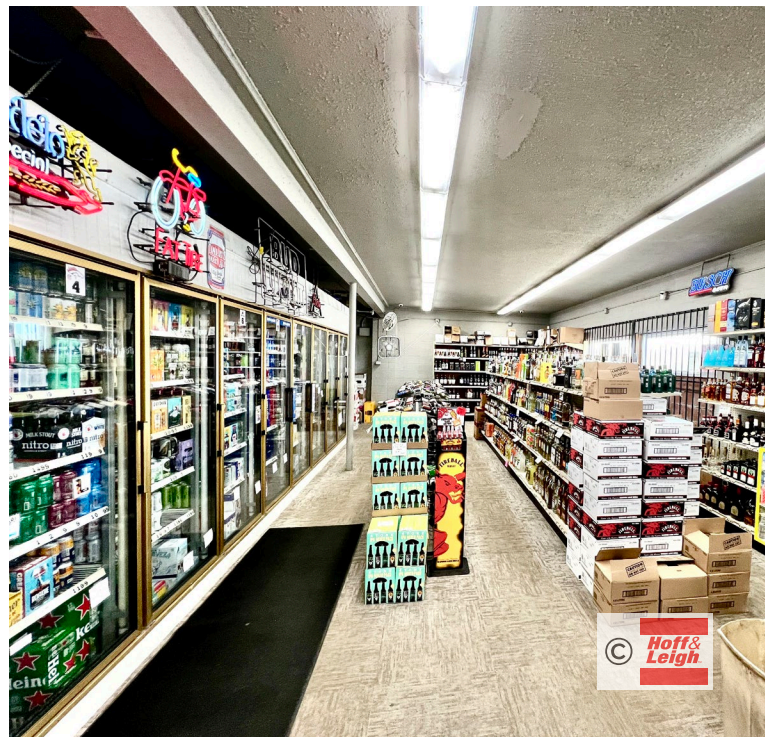


Lot Size
0.65 Acres

Rev: May 9, 2024

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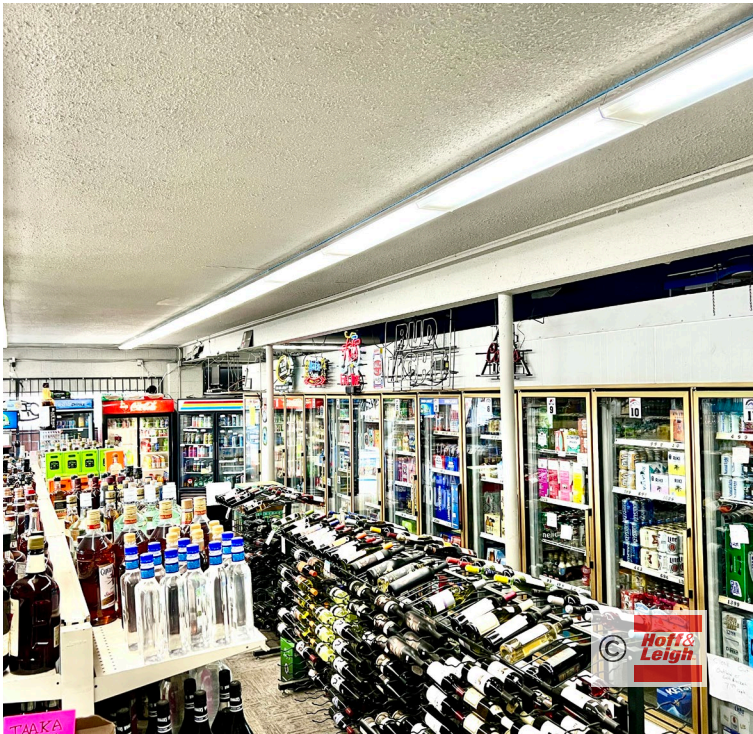


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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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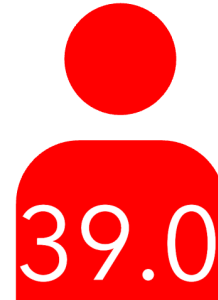
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5800 W 44th Ave, Wheat Ridge, Colorado, 80212

DEMOGRAPHICS



154,482
Population



39.0
Median Age



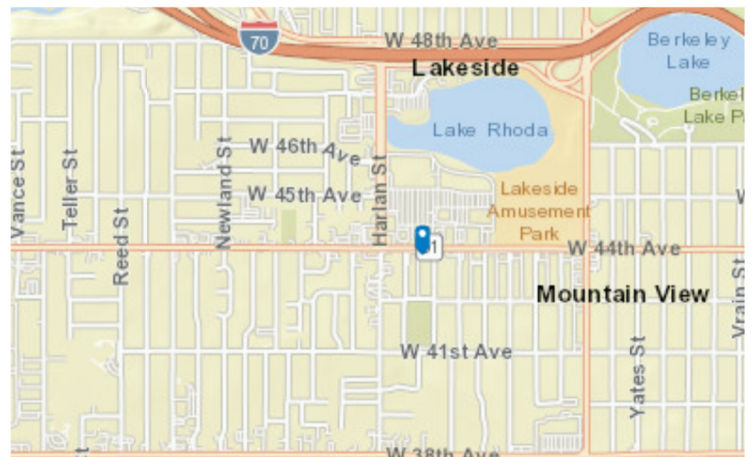
2.1
Average
Household Size



\$82,549
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
W 39th Ave	8,148	0.1
W 44th Ave	10,930	0.1
Ingalls St	12,682	0.2
Ingalls St	13,470	0.2



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