

# 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 \$200,000 + 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](mailto: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: \$200,000 + 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

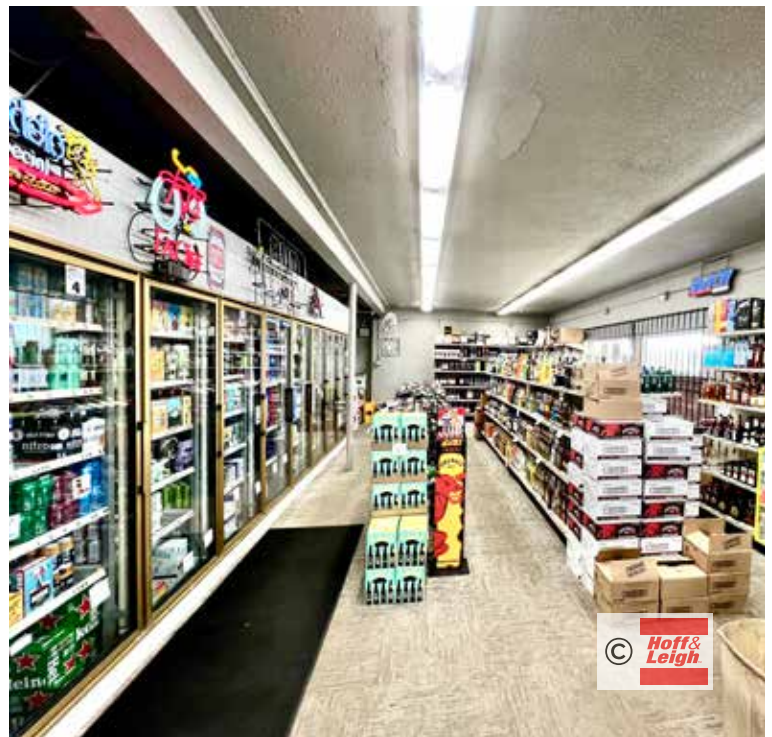
## Property Details

 <b>Lease Rate</b> \$27.00 SF/YR (NNN)	 <b>Building Size</b> 3,144 SF
 <b>Space Available</b> 1,050 SF	 <b>Zoning</b> C-1
 <b>Lot Size</b> 0.65 Acres	

Rev: April 25, 2024

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## Our Network Is Your Edge

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## 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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