

# \$3,395,000 - 4450 Holland Street, Wheat Ridge

MLS® #3992294 RE COLORADO Listing Office: NorthPeak Commercial Advisors, LLC

**\$3,395,000**

0 Bedroom, 0.00 Bathroom, 14,310 sqft  
Commercial Sale on 1 Acres

N/A, Wheat Ridge, CO

4450 Holland is a 16 unit apartment community built in 1962. The units are composed entirely of extra large 2Bd/1Ba units. There have been recent updates to A/C units, domestic hot water boiler, parking lot, and double-pane thermo-insulated windows. This low vacancy submarket has seen strong growth with 13 new development projects within 1 mile including a Sprouts and Natural Grocers. Tenants enjoy easy access to I-70, Downtown Denver, Boulder, and the mountains. Each unit has individual furnaces and in-wall A/C. The units are separately metered for gas & electric, which tenants pay directly in addition to a \$100/month utility billback for water, sewer, and trash.

RE COLORADO

**Listing Courtesy of NorthPeak Commercial Advisors, LLC**

Built in 1962

## Essential Information

MLS® #	3992294
Price	\$3,395,000
Bathrooms	0.00
Square Footage	14,310
Acres	0.71
Year Built	1962
Type	Commercial Sale
Sub-Type	Multi Family



Status                      Active

**Community Information**

Address                      4450 Holland Street  
Subdivision                      N/A  
City                      Wheat Ridge  
County                      Jefferson  
State                      CO  
Zip Code                      80033

**Amenities**

Parking Spaces                      22

**Additional Information**

Date Listed                      April 15th, 2025

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