

\$899,999 - 4325 Harlan Street, Wheat Ridge

MLS® #9628505 Listing Office: Kaufman Hagan

\$899,999

0 Bedroom, 0.00 Bathroom, 2,615 sqft
Commercial Sale on 0 Acres

N/A, Wheat Ridge, CO

Contact Broker Zachary Bierman:
720-261-8804 | zach@khcommercial.com

4325 N Harlan St is a NNN office investment opportunity and future owner-user property located in the heart of Wheat Ridge's business district. This well-maintained office building offers 2,615 square feet of functional office space situated on a spacious 13,939 square foot lot.

Price: \$899,999

Total SF: 2,615

Price Per SF: \$344.17

Current Cap Rate: 6.83%

Proforma Cap Rate: 6.97%

NOI: \$61,453

HIGHLIGHTS

NNN Lease Investment

Single Tenant

Large Lot for Future Development

Located at the main business district intersection of Wheat Ridge on 44th Avenue

Upgraded lighting and electrical

Two ADA Bathrooms

Eight Private Offices

Large Reception Area

Large Conference Room

Large Copy/Workroom

Remodeled Kitchen Area/Break Room

AMENITIES

Air Conditioning



Reception
Conferencing Facility
Kitchen
7 year roof
Newer HVAC
Newer Windows
21 Parking Spaces
2,615 Finished Square Feet, Outside Storage
Shed
Lighted Monument on Harlan Street

RE COLORADO

Listing Courtesy of Kaufman Hagan

Built in 1946

Essential Information

MLS® #	9628505
Price	\$899,999
Bathrooms	0.00
Square Footage	2,615
Acres	0.32
Year Built	1946
Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address	4325 Harlan Street
Subdivision	N/A
City	Wheat Ridge
County	Jefferson
State	CO
Zip Code	80033

Amenities

Parking Spaces	21
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Exterior

Roof	Unknown
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Additional Information

Date Listed February 4th, 2025

Zoning Unknown

RECOLORADO®

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