

# 7416 Highway 287

Broomfield, CO 80020 | Broomfield County | Denver Metro Market | Northwest Submarket

2,075 SF Retail - Freestanding Bldg with 2,075 SF

For Sale at \$325,000 (\$156.63 PSF)



Excellent commercial development site. Building is open and in shell condition. Possible assemblage with adjacent property. Can build to 40 feet high. Great brew pub site (others in the area) or many other uses by right. Comes with current survey and clean Phase I.

Property Type **Freestanding**  
Bldg Size **2,075 SF**  
Status **Existing**  
Year Built **1950**

Land Area **0.21 Ac.**  
Zoning **PUD**  
Sublease **No**  
% Occupied **0%**

Parking Spaces **8**  
Parking Ratio **3.85 /1000 SF**  
Tenancy **Single-Tenant**  
# Anchors  
Anchor SF --  
# Bldgs **1**

Available SF **2,075 SF**  
Max Contig --  
Min Divisible --  
Rental Rate ----  
Sale Price **\$325,000**  
Price/SF **\$156.63 /SF**

# Floors **1**  
Docks / Drive Ins - - -  
Parcel # **157535300031**

Operating Exp/SF --  
Taxes/SF --

Listing Company **MB Shaddox & Company - Hugh Shaddox 720-974-5900**