

**\$450,000**

## Retail/Automotive Building

8476 Pearl St., Thornton, CO, 80229



- 4,190 Sq Ft On A 17,424 Sq Ft Site
- 3,254 Sq Ft Of Automotive + 936 Sq Ft Of Office/Showroom) With Additional 1,000 Sq Ft Of Mezzanine Storage
- Stand Alone Building Built In 1965
- Zoned Community Retail (City Of Thornton)
- Traffic Counts: (City Of Thornton 2005)  
Washington Street North Of 84<sup>th</sup> Ave 33,953 Daily  
84<sup>th</sup> Ave West Of Washington St. 30,131 Vehicles Daily
- Parking – New Asphalt With Approximately 16 Parking Spaces + Open Space For Additional Parking
- 4 Drive-In Doors. (Three Drive-In Doors Are 8'X10' And (One Drive-In Door is 10'X10')
- Shop Area Has A Clear Height Of 12'
- 3 Offices And 2 Restrooms (One Restroom is ADA), 2 Floor Drains and 1 Separate Sink Area
- Shop Power is 150 Amps, 3 Phase, and 208 Volts
- 3 Overhead Heaters, Sales/Retail Area is Air Conditioned, And The Shop Area Has 2 Swamp Coolers
- Fenced In Area Approximately 1,750 Sq Ft
- Property Is Located in Thornton's Enterprise Zone
- Great Location, Easy Access To I-25
- For More Information And A Complete Packet Please Visit The Website Listed Below



[www.RealEstateInvestmentsForYou.com](http://www.RealEstateInvestmentsForYou.com)

Fran Schneider, CCIM  
RE/MAX Affiliates 1019 8<sup>th</sup> St. Golden, CO 80401  
Phone: 303-277-1322 Fax: 303-845-6521  
E-Mail: [FSchneiderCCIM@hotmail.com](mailto:FSchneiderCCIM@hotmail.com)



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