



**BENCHMARK**  
COMMERCIAL REAL ESTATE



641 E. 112th Ave.  
Northglenn, CO 80233



**FOR SALE**  
\$775,000



## Versatile Stand-Alone Office/Retail Building in Prime Northglenn Location

Located at 641 E 112th Avenue in Northglenn, this 3,253 square foot freestanding office building presents an exceptional opportunity for professional office, medical, or healthcare users seeking a dedicated standalone facility in the heart of North Metro Denver. Originally constructed in 1960 and renovated and expanded in 2016, the property offers a functional layout, updated improvements, and the flexibility to accommodate a variety of business operations.

The single story building is situated on a highly accessible site with 18 surface parking spaces, providing an attractive parking ratio of 5.53 spaces per 1,000 square feet. This parking capacity is a significant advantage for medical practices and other client facing businesses that rely on convenient customer and employee access. Combining a standalone identity, ample parking, and a strategic Northglenn location, the property offers a compelling opportunity for owner users and investors alike.



PROPERTY USE

OFFICE/RETAIL



BUILDING SIZE

3,253 SF



LOT SIZE

0.39 AC/16,988 SF



ZONING

CG - COMMERCIAL  
GENERAL

PARKING

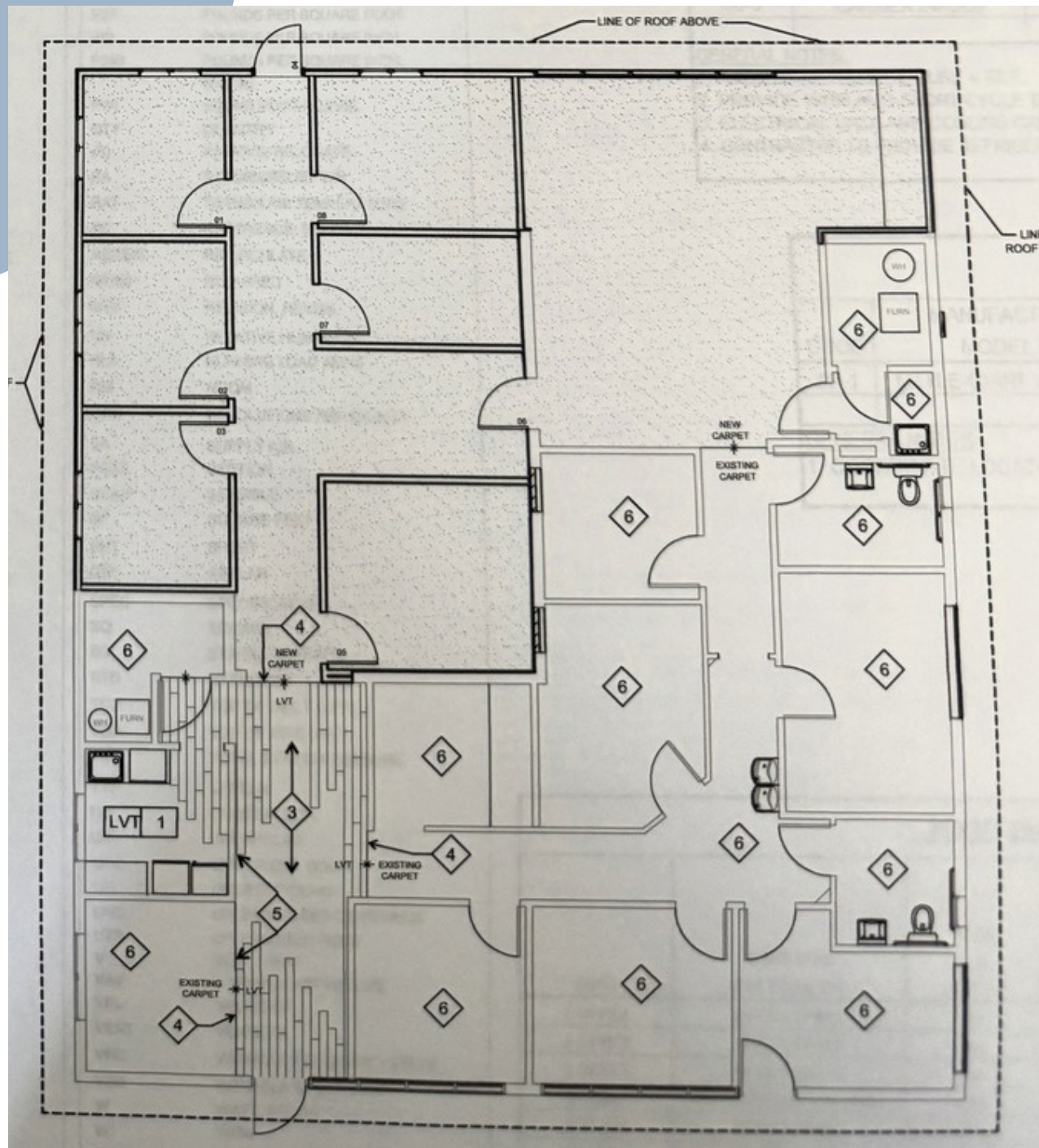
18 SPACES (5.53/1,000)

OPERATING  
EXPENSESOPEX: 8.75/SF  
PROPERTY TAX (EXEMPT)  
ESTIMATED \$9,896.00

YEAR BUILT

1960 / 2016  
RENOVATED/EXPANDED

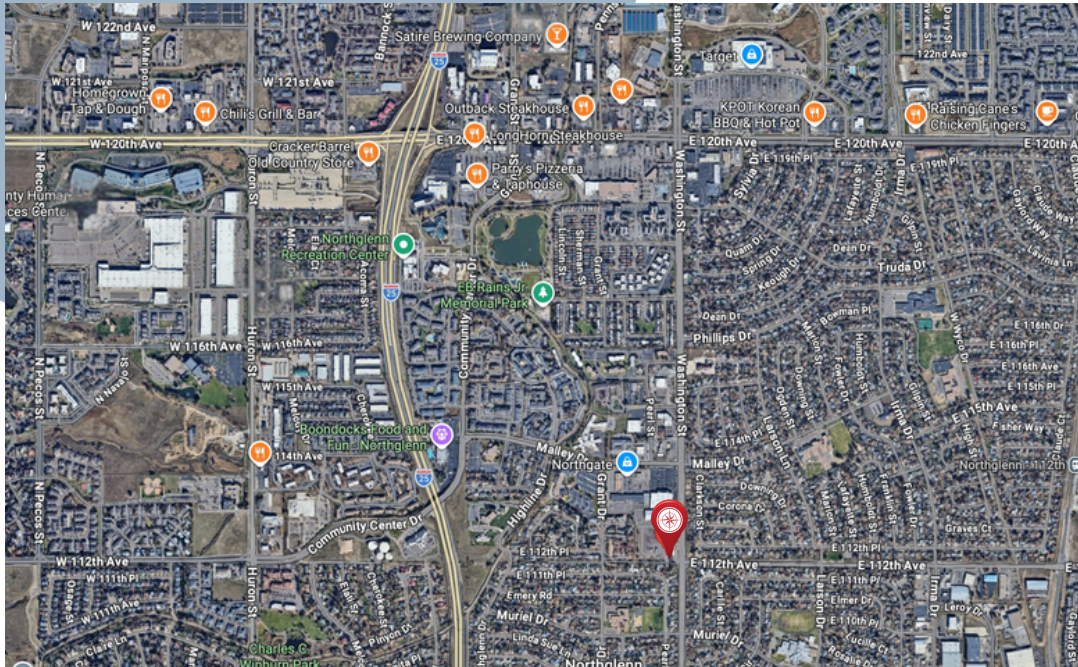
- RARE, SINGLE OCCUPANT OWNER USER BUILDING
- GREAT PARKING RATIO
- PERMISSIVE CG ZONING: RETAIL OFFICE, SERVICES, CULTURAL & COMMUNITY USES - [CG USE TABLE LINK](#)
- EASY HIGHWAY ACCESS TO I-25 FROM 124<sup>TH</sup> OR 104<sup>TH</sup>
- ON RTD BUS ROUTE



## North Metro Denver

Positioned within the heart of North Metro Denver, the 112th Avenue corridor offers a strategic location surrounded by established residential communities, regional retail destinations, and a growing business base. The area serves as a key commercial hub for Northglenn, Thornton, and surrounding communities, benefiting from strong consumer demographics, daily traffic counts, and a diverse mix of retail, office, medical, and service-oriented businesses. Nearby shopping centers, restaurants, and community amenities contribute to a vibrant and highly accessible business environment.

With convenient access to I-25, Washington Street, and other major transportation corridors, the location provides efficient connectivity throughout the Denver metropolitan area. As North Metro Denver continues to experience residential and commercial growth, the corridor remains an attractive destination for businesses seeking visibility, accessibility, and long-term growth potential in one of the region's most established suburban markets.









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## DISCLAIMER

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All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact the brokers for a private showing.

## CONTACT US



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