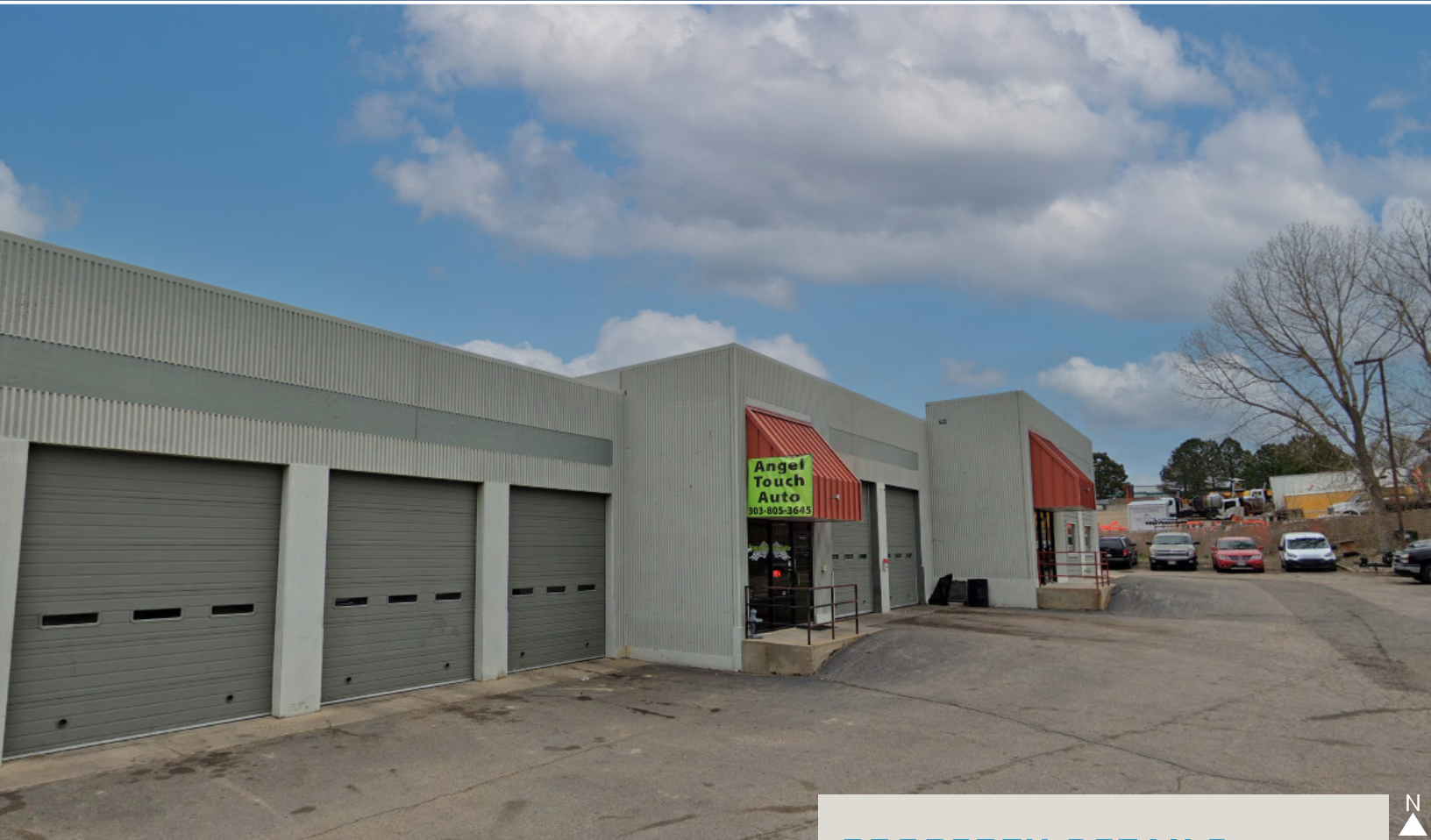


AUTOMOTIVE SHOP FOR SALE
10332 DRANSFELDT RD., UNIT 102
 10332 S. DRANSFELDT ROAD, PARKER, CO 80134



PROPERTY FEATURES

- Rare 1,840 SF Automotive Shop / Warehouse For Sale
- Potential for Owner / User Opportunity
- Features Two (2) Drive-in Loading Doors
- Ideal for any Buyer in the Automotive / Contracting Business
- Water & Sanitation Provided by Parker Water & Sanitation
- Gas & Electric Provided by CORE / Xcel Energy

PROPERTY DETAILS

SIZE	1,840 SF
PRICE	\$695,000.00 (\$377/SF)
PROPERTY TAXES	\$7,034.00 (2024)
LOADING	Two (2) Drive-in Doors
CLEAR HEIGHT	±14' Clear
POWER	200A / 240V; 1-Phase <i>(to be verified by an electrician)</i>
ZONING	Light Industrial

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,031	\$125,047	\$442,342
5 Mile	138,100	\$142,312	\$476,256
10 Mile	544,472	\$140,626	\$479,338

*2028 Projected Population

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 9,300 VPD on Dransfeldt Rd.
Approx. 12,000 VPD at Dransfeldt Rd. & Lincoln Ave.
Approx. 50,000 VPD on Parker Rd. at Plaza Dr.

SURROUNDING AREA



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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