

For Sale: 7390 & 7388 Lowell Blvd Westminster, CO 80030

Asking: $814,900
Aggressive Seller Financing Available for a Qualified Buyer

7388 Lowell Blvd is an incredible versatile commercial property located in a highly desirable Westminster Enterprise Zone. Situated on a 0.34-acre lot with a freshly resurfaced parking lot and ample room for trucks, trailers, and equipment, this property is tailor-made for contractors, trade professionals, owner-users, or value-add investors. Enjoy immediate cash flow from existing tenants while retaining flexible options for future owner occupancy or leasing upside.

Colorado Real Estate BROKERS

David Fingerhut
Broker Associate
720-522-6706
david@corealestatebrokers.com

Stuart Dobson
Managing Broker
303-919-0309
stuart@corealestatebrokers.com

Property Details & Highlights



Key Financials & Current Income Stream

- Total Current Monthly Gross Income: $4,650 / month ($55,800 / year annualized)
  - Main Building Upper Level (1,575 SF): $2,800 / month FSG (Leased through 8/1/2027)
  - Main Building Finished Basement (1,575 SF): $550 / month FSG (Month-to-Month)
  - Detached Residential House (720 SF): $1,300 / month FSG (Month-to-Month)
- Annual Property Taxes: $11,369.40
- Tax Incentive Zone: Located in an official Colorado Enterprise Zone, offering potential business tax credits and financial incentives.

Seller Financing Terms for a Qualified Buyer

- As low as 4% Interest Rate
- As long as 25 year amortization
- As long as 3 - 5 Year Term
- At least 20% down payment

Office Building Property Highlights & Capital Improvements (7390 Lowell)

- Main Commercial Building (3,150 Total SF)
- Layout: 1,575 SF main floor office space + 1,575 SF finished basement
- Construction & Upgrades: Originally built in 1945; extensively renovated in 2013
- Power: Equipped with 220V power service
- HVAC Systems:
  - Dual furnace and A/C units (1st unit/furnace replaced 04/2016; 2nd A/C unit replaced 09/2019)
- Roof: Replaced Summer 2018

Detached Residential Property Highlights & Capital Improvements (7388 Lowell)

- Layout: Standalone 720 SF residence ideal for rental income or an on-site manager
- Upgrades: Originally built in 1955; renovated in 2014
- Lease Status: Currently rented at $1,300/month gross on a flexible month-to-month basis
- Roof: Replaced in 2015
- Replaced, updated furnace

Site & Yard Features

- Lot Size: 0.34 Acres (14,810 SF).
- Parking & Access: Parking lot fully resurfaced in Summer 2024. Ample yard space and maneuvering room ideal for work trucks, fleet vehicles, and material storage.
- Zoning: PUD (Planned Unit Development – City of Westminster).

Pics









Pics

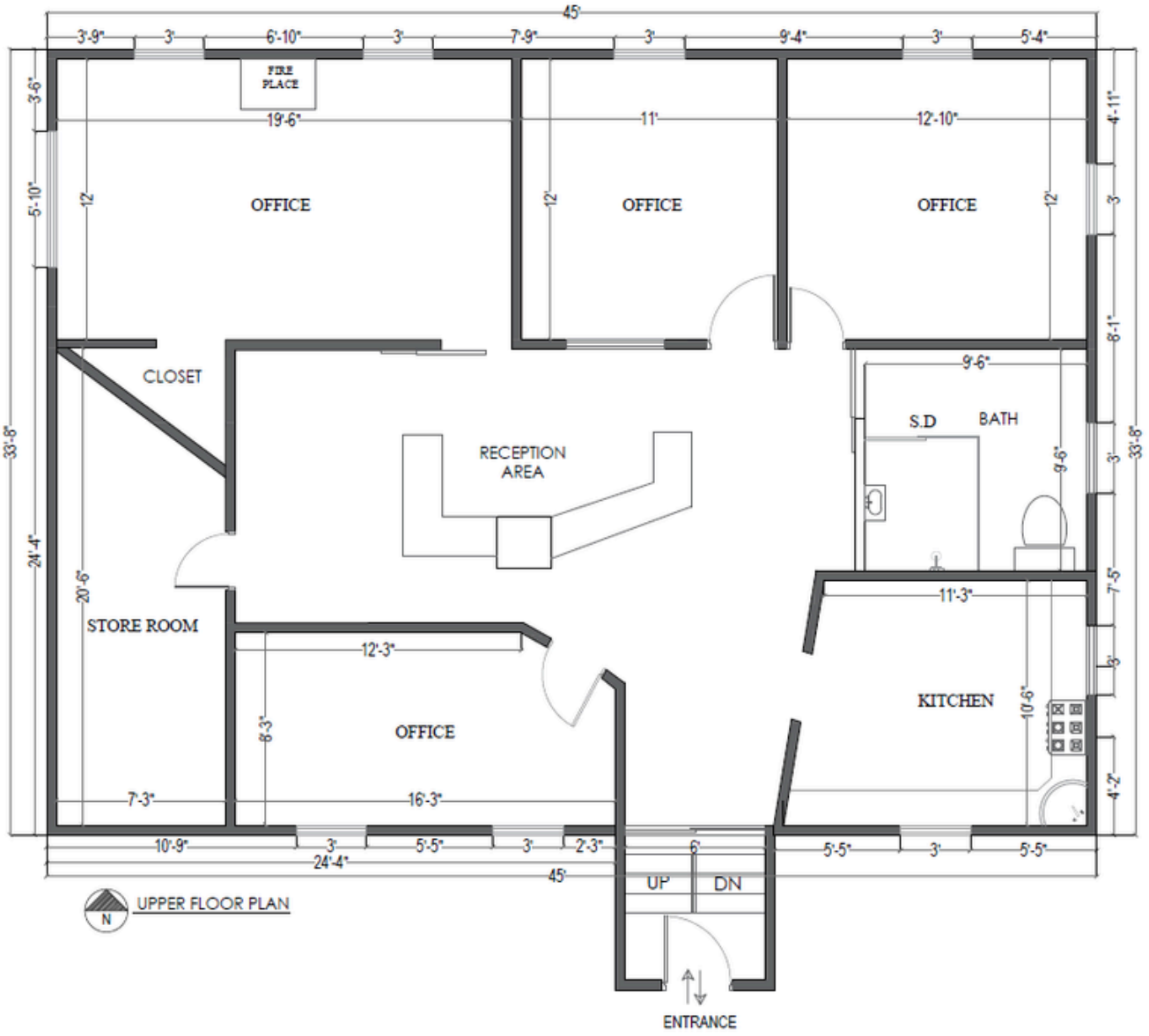




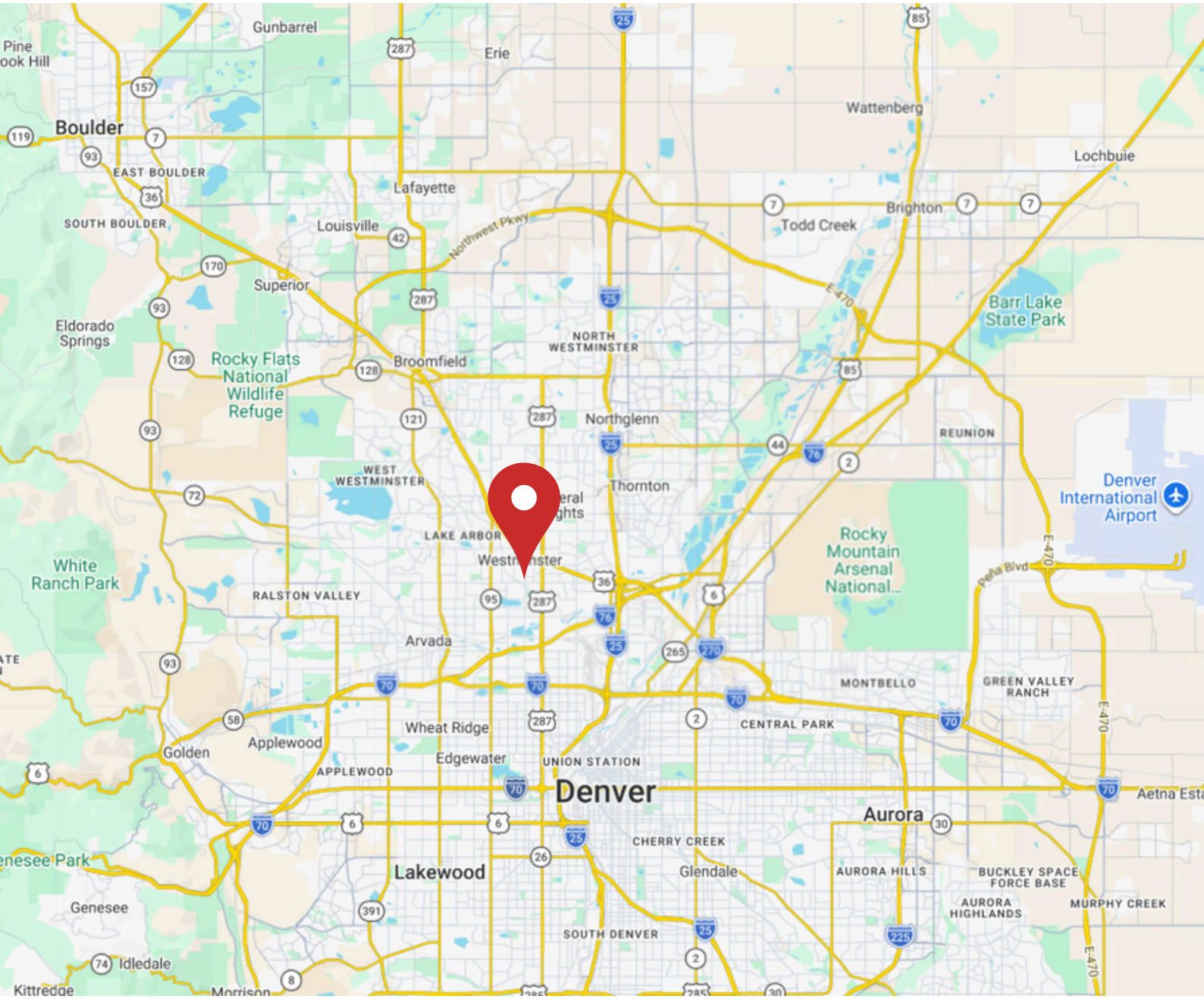




Upstairs floorplan



Location: 7388 Lowell Blvd | Westminster, CO 80030



Location & Accessibility

- Highway Access: Located less than 1 mile (~0.8 miles / 3-minute drive) from US-36 (Denver-Boulder Turnpike) via Federal Blvd, providing quick connectivity to Denver, Boulder, I-25, and I-76.
- Central Hub: Conveniently positioned in central Westminster with strong surrounding industrial/commercial amenities and easy access for crews, clients, and deliveries.

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