

**9910 W. 44TH AVE.**  
Wheat Ridge, CO 80033



**\$535,000**



**2 Unit in Wheat Ridge's  
Kipling Neighborhood**

**Excellent Denver Location  
With Easy Access to I-70**

**Good Potential for an Investor  
or an Owner-Occupant**

**Lot Size: 0.288 acre (12,500+ SF)**

**Ample Off-Street Parking**

**Private Fenced Patio**

**Anne O'Brien**  
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303.332.9504





# Interior Photos

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# Location Highlights



Close Proximity to Wheat Ridge Recreation Center, and the Ridge at 38 corridor, including Right Coast Pizza, Colorado Plus, Bardo Coffee Shop and more!

Nearby Parks Include: Fruitdale Park, Anderson Park, Prospect Park, Clear Creek Trail/Wheat Ridge Greenbelt, Crown Hill Open Space Park

Quick Access to Downtown Denver and Foothills via I-70  
Close to Local Favorite Appleridge Cafe