

17205 W. 12th Ave, Golden, CO 80401

This 19,300-square foot parcel adjacent to the City of Golden offers a redevelopment opportunity in an area which is undergoing major urban renewal.



It is already zoned multi-family and currently has a four-plex plus three mobile homes, which the buyer can be expected to remove.

The adjoining Skyline Townhomes (17-units built in 2005) provide a good template for what's possible on this 0.44-acre site.

Parcel includes one Pleasant View water and sewer tap with all utilities onsite.

This land offers proximity to parks, trails, grocery, dining, and public transit. The West Metro Tech Center, Colorado School of Mines, Colorado Mills shopping area, National Renewable Energy Laboratory (NREL), Jefferson County Government center, and downtown Golden, are all within a few minutes of the site. Bell Middle School and Golden High School are a short distance away.

World-famous Red Rocks Amphitheatre is a short drive away. Boulder and downtown Denver are 30-minutes by car and several ski areas are an hour's drive from the site.

The property is also located within an Opportunity Zone, which offers unique tax advantages to a developer.

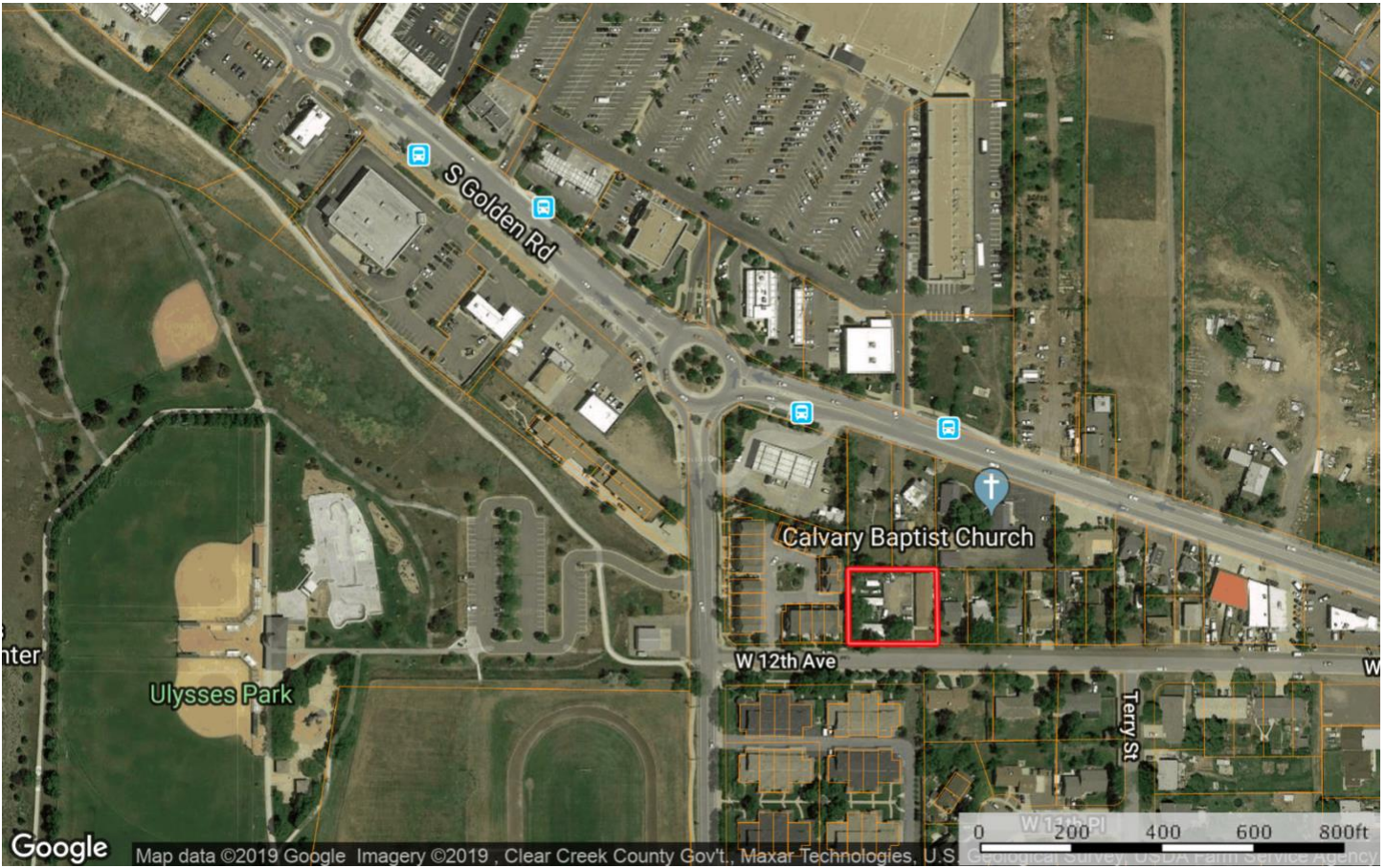
For more information on this unique redevelopment opportunity, please contact:

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19,300 land square feet / Zoned Multi-family / Utilities onsite / Opportunity Zone

