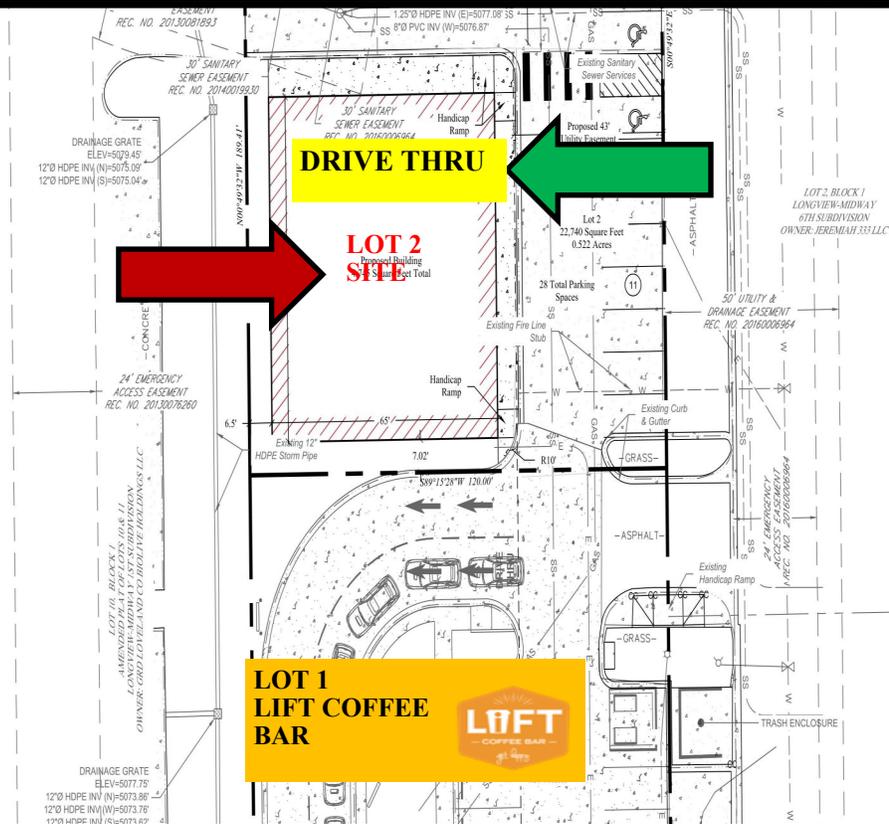


\$395,000.00

**DRIVE THRU OR RETAIL SITE
COMMERCIAL LOT FOR SALE**

Located at W. 65th Street and US Highway 287



Lot Size: 22,740 SF / .522 acres

IDEAL LOCATION directly across from high traffic center anchored by Walmart Superstore, along with Chase Bank, Lift Coffee Bar (coming), Taco Bell, Verizon, Bio Life, providing for high visibility and easy accessibility.

DRIVE THRU OR Retail space (4,700SF +/- buildable space) or restaurant with a large patio are all options available for this pad site! All taps, utilities & trash facility for this pad site will be independent of Lot 1 (Lift Coffee Bar). Overall development costs will be minimal since the concept has been laid out, easy access to utilities and reduced landscape costs due to minimal excess property size. Pad site has 28-35 dedicated parking spaces depending on use plus cross access & parking agreements already in place with all other surrounding sites.

Restrictive Covenants: Fast food national chain Mexican concept restaurant (will not prohibit table sit down served Mexican concept restaurant) No business with the sale or maintenance of cellular phones, accessories or plans. 2024 property taxes \$1,474.71

A. Stephen and Company, Inc. Commercial Real Estate
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*Information contained herein, while not guaranteed, is from sources we believe to be reliable. Price, Terms, and Conditions are subject to change

