



# FOR SALE - OFFICE/WAREHOUSE

6,250 SF On .71 AC

1742 Denver Ave | Fort Lupton, CO 80621



**OUTDOOR STORAGE PERMITTED!**

## CONTACT:

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,200,000
<b>Lot Size:</b>	0.71 Acres
<b>Building Size:</b>	6,250 SF
<b>Ceiling Height:</b>	14'
<b>Loading:</b>	2 - 14'x10' Drive in Doors
<b>Zoning:</b>	Fort Lupton/Weld
<b>City/County:</b>	Fort Lupton/Weld
<b>Taxes 2024:</b>	\$7,332.54

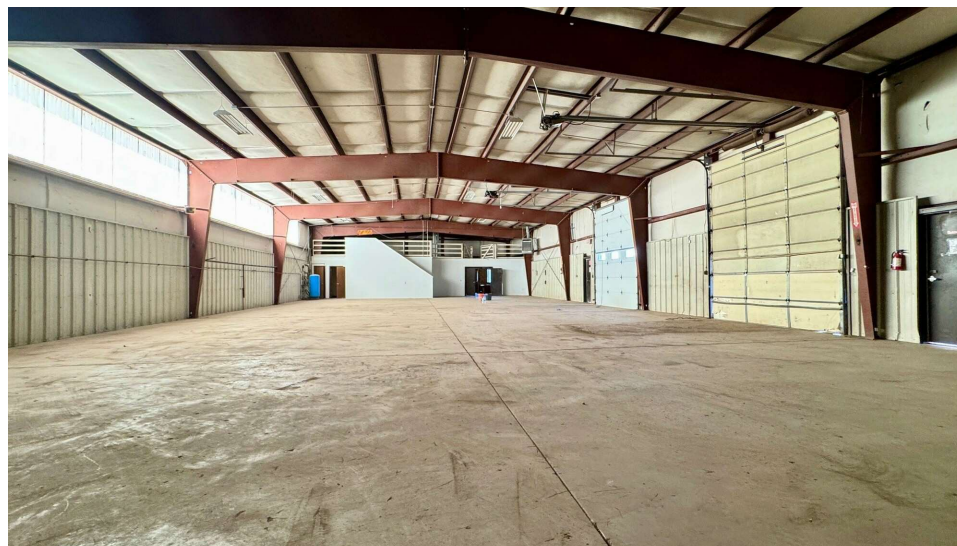
## PROPERTY OVERVIEW

1742 Denver Ave features a 6,250 SF building on a 0.71-acre lot in Weld County's C-3 zoning district. The property offers excellent visibility along US 85 and is well-suited for contractor shops, industrial operations, and other commercial users needing both indoor space and outdoor storage. C-3 zoning permits outside storage, and the site already accommodates it with room for expansion. Surrounded by Fort Lupton I-2 zoning, the location further supports industrial and contractor-related uses and could most likely be annexed into Fort Lupton with some additional requirements and granted I-2 zoning.

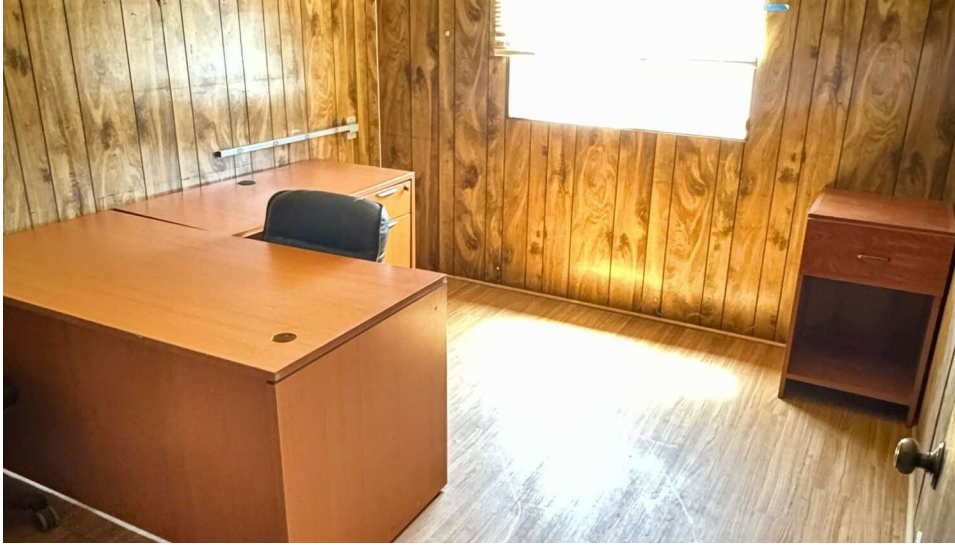
## PROPERTY HIGHLIGHTS

- Outdoor Storage Permitted under C-3 Zoning
- Additional Storage Available on Eastern Side from Union Pacific
- Access Easement on North Lot line to the Yard Area (TBV)
- Freespan Warehouse
- Multiple Loading Doors

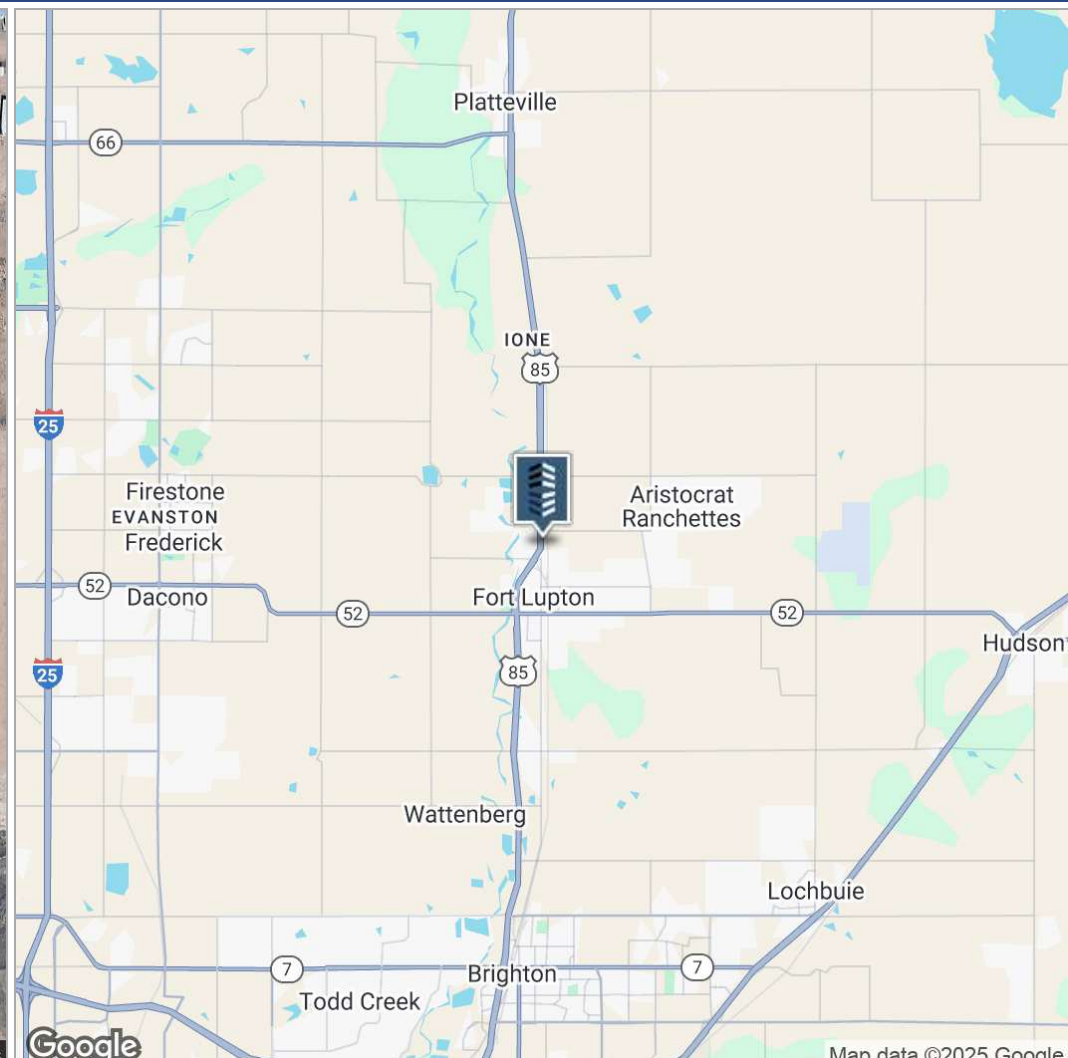
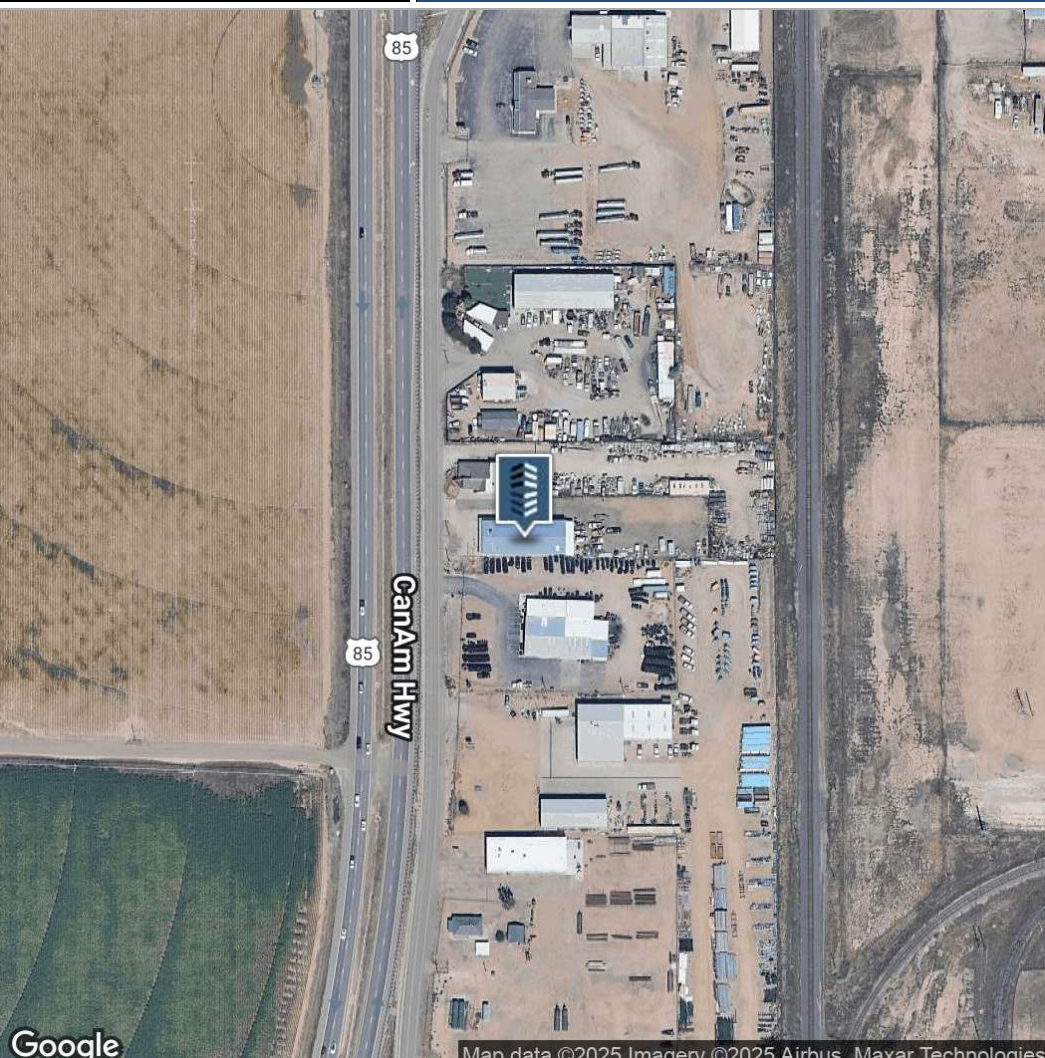












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