

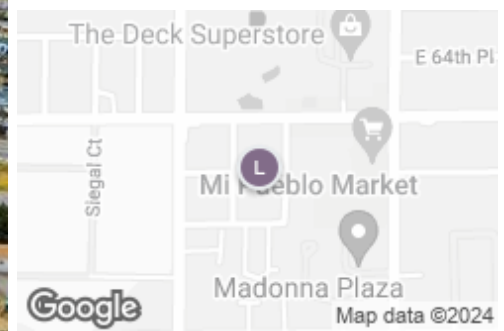
Ivanhoe Assemblage

Land: Retail For Sale

Consists of 6322 Ivanhoe, 6302 Ivanhoe, 6303 Ivy, 6323 Ivy and 6343 Ivy, Commerce City, CO,

Prepared on January 02, 2024

1 of 1 Listings



Listing Details | Land For Sale

Secondary Uses	Retail, Office	Days On Market	2 days
Total Available Space	1.24 Acres	Date Listed	12/31/2023
Asking Price	\$1,500,000	Last Modified	1/02/2024
Listing Price Per SF	\$27.77	Listing ID	39496794
List Price Per Acre	\$1,209,677	Parking Spaces	-
Cap Rate (Actual)	-	Electric Service	-
Possession	Now	Water	-
Available Date	12/31/2023	Sanitary Sewer	-

Description

Commercial Infill Development opportunity with proximity to the 65 acre Urban Renewal project at Mile High Greyhound Park. Perfect for your Retail or Service businesses. Develop as one project or as 5 individual sites. The combined total land area is 1.24 Acres = 54,014 sq ft. Commerce City C-3 Zoning, Located in the Adams County Opportunity Zone. Now is the time to act! Growing area, numerous Commercial and Residential projects underway. The Greyhound Park development is projected to add 1000+ new Housing units, and 40,000 sq ft of new Retail plus a 122 room Hotel! Great access to I-76 and I-70 Highways. 6322 Ivanhoe St is being sold along with four adjoining lots. Purchase Agreement needs to be submitted for the entire group. The listing consists of 6322 Ivanhoe PIN# R0213079, 6302 Ivanhoe PIN#R0213080, 6303 Ivy PIN#R0213081, 6323 Ivy PIN#R0213082 and 6343 Ivy PIN#R0213083. Ready for your ideas. Unimproved Land. No Utilities, Water or Sewer. 2022 combined annual property taxes for all five lots \$4,839. Owner Financing available...Call for details. Buyer to verify all. Check with Commerce City "Planner of the Day" (303)227-8777 to confirm site will work for your project. Additional info in Supplements. Buyer to verify all. Do not miss this opportunity...Call Today!

Property Features

Location Details

Address	Consists of 6322 Ivanhoe ,6302 Ivanh...
Zoning	C-3 Commercial
Submarket	CO - I-76/Brighton
County	Adams
Parcels	0182308208018

Name	6322 Ivanhoe St Assemblage
Campus Name	Ivanhoe Assemblage
Center/Park Name	5-Lots
Cross Street	Ivy & Ivanhoe / 63rd Pl. and 63rd Ave.

Building Details

Sub Type	Retail
Land Size	1.24 Acres / 54,014 SF
Electricity	-

Water	-
Sanitary Sewer	-
Topography Desc.	Level

Property Listings

1 Listing | 1.24 Acres | \$1,500,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Vacant Land	-	1.24 Acre	\$1,500,000	\$1,209,677.42	12/31/2023

Additional Photos









Contact



Rumaldo Ulibarri
303-909-3449
r.ulibarri@kw.com



KW - Preferred Realty | Westminster