

3707 CLEVELAND AVE | WELLINGTON, CO | \$220,000





Discover an exceptional opportunity in the heart of Wellington, Colorado, with this prime vacant commercial lot. Situated facing north, the lot boasts impressive frontage along the south side of Cleveland Ave, ensuring high visibility and accessibility. Spanning 7500 square feet of land, this parcel is strategically zoned C-2, accommodating a wide range of commercial uses. A standout feature of this property is the inclusion of a 3/4" water tap, alongside completed phase 1 and phase 2 environmental assessments-a substantial advantage and cost-saving benefit for prospective buyers. These assessments pave the way for streamlined development processes and peace of mind regarding environmental compliance. Ideal for investors and developers alike, this versatile tract offers numerous development possibilities, including the option to build up to the lot line. Its C-2 zoning facilitates mixed-use development, making it a perfect fit for retail, office space, residential units, or a combination thereof.

Don't miss out on this rare chance to secure a centrally located, well-equipped commercial lot in thriving Wellington. Whether you're looking to expand your business footprint or embark on a new venture, this property promises immense potential and enduring value.

WATER METER

Installed

LOT SIZE

7,500 SF

TAXES

\$2,272/2023

ZONING

C-2

HOA

None

NO METRO TAX



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