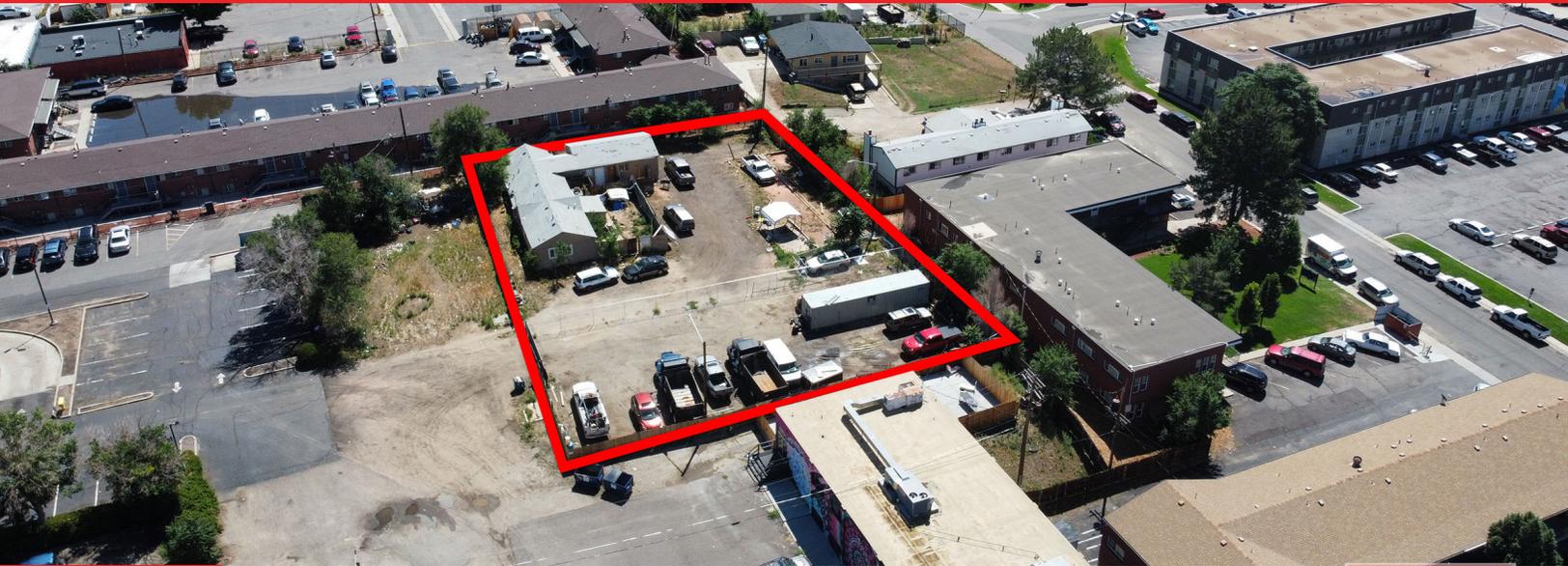


Development Site for Sale

3065 CRAFT WAY, WESTMINSTER, CO 80030

PRICE REDUCED!



Overview

Hoff & Leigh presents a value add investment property with the potential for redevelopment. The site is nearly a half acre and can be built 5 stories high. Currently there's a split residence that has \$2,500/month in rent. The duplex could easily generate \$4,000/month. A fenced yard space offers the buyer the ability to increase cash flow through additional rents as well. The site sits ¼ mile from the Westminister light rail station. Utilities are to the site.

[Click here to view development plans for Westminister Station](#)

Highlights

- Walking Distance to Westminister Light Rail Station
- Generous Zoning for Redevelopment
- Up to 5 Stories Allowed
- Views of Downtown Denver

Property Details

Reduced Sales Price

- ~~\$725,000~~
\$650,000

Lot Size

- 0.491 Acres

Zoning

- Mixed Use

Rev: January 27, 2026

Development Site for Sale

3065 CRAFT WAY, WESTMINSTER, CO 80030

Northgate Westminster Station

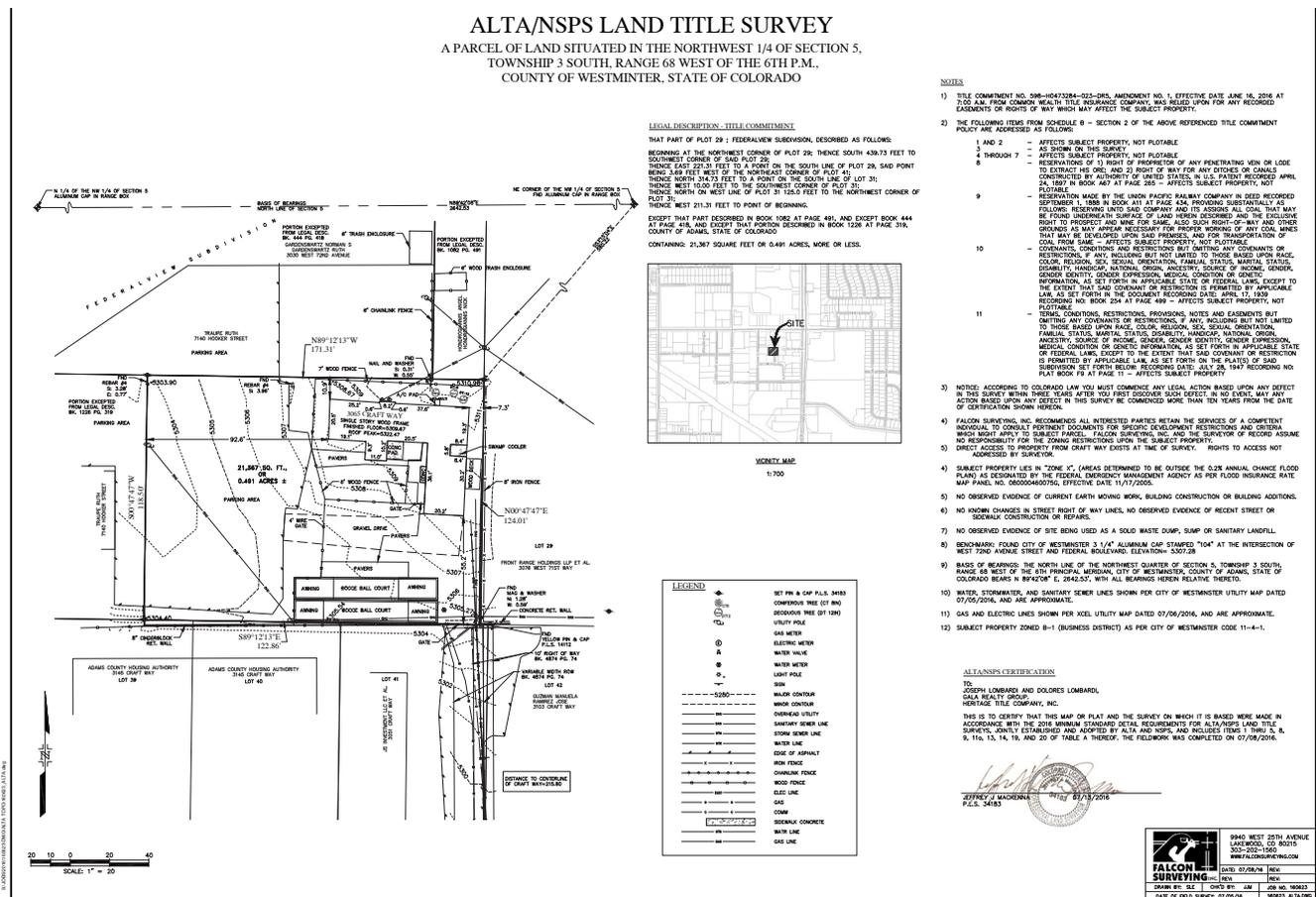
A developer is planning to construct 773 residential units accompanied by retail space on a 27.5-acre parcel near the Regional Transportation District's (RTD) Westminster Station. This transit-oriented development aims to leverage the proximity to public transportation to create a dynamic community hub.

Westminster Station Park

A 40-acre community park has been established adjacent to Westminster Station, offering residents expansive outdoor spaces, trails, and recreational amenities. This park enhances the area's appeal, providing a Colorado outdoor experience within the city limits.

Transportation Infrastructure

Westminster Station serves as a key node in RTD's FasTracks project, providing commuter rail access to Denver and future extensions planned toward Boulder and Longmont. This connectivity supports the area's development into a transit-oriented community.



Rev: January 27, 2026

Hoff & Leigh
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Annual Property Operating Data

Year	Property Address				
2025	3065 Craft way				
Address	Lease Expiration		Lease Type	Net Monthly Rent	Possible Monthly Rent
A	M2M		Gross	2,000	\$2,500.00
B	M2M		Gross	1,500	\$2,000.00
				3,500	\$4,500.00
	Annual Expenses				
	Real Property Taxes (Actual)	\$2,783.66			
	Property Insurance (estimated)	\$2,700.00			
	Annual Expenses	\$5,483.66			
	Annual Rent	\$42,000			
	Possible Annual Rent	\$54,000			
	Net Operating Income	\$36,516.34			
	Possible Net Operating Income	\$48,516.34			

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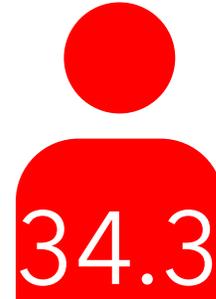
3065 CRAFT WAY, WESTMINSTER, CO 80030

3065 Craft Way, Westminster, Colorado, 80030

DEMOGRAPHICS



19,272
Population



34.3
Median Age



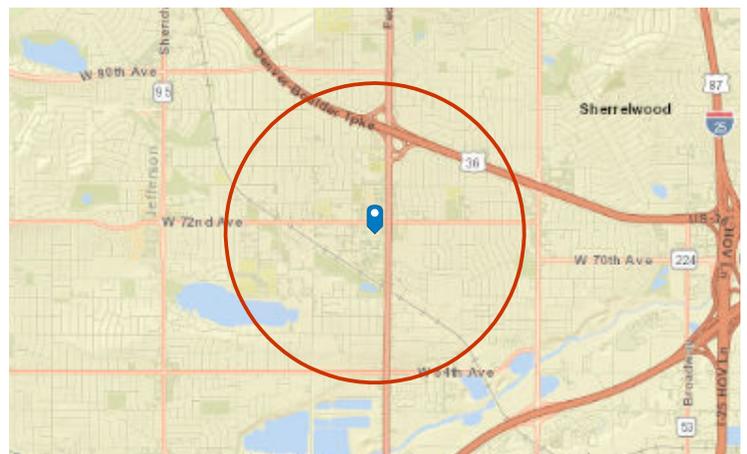
2.7
Average
Household Size



\$61,200
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Hooker St	23,311	0.1
Hooker St	23,142	0.1
W 71st Way	36,128	0.1
W 71st Ave	36,128	0.1
Eliot Cir	16,539	0.2



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