

LAND FOR SALE

5250 72ND AVENUE | COMMERCE CITY, CO 80022

± 1.1 ACRES



LISTING DATA

LOT SIZE:	± 1.1 Acres *Adjacent Parcel to the South may be Available as well Totaling ~1.5 AC <i>Inquire for Details</i>
USE:	Light Industrial, Commercial, Gas Station, Car Wash, Retail
ZONING:	I-1

PROPERTY HIGHLIGHTS

- Site is Pad Ready
- Water & Sewer Lines Installed (~\$150,000 Expense)
- Water Hydrant on Site
- Excellent Exposure & Visibility
- Centrally Located with Easy Access to Hwy 2 or Vasquez Blvd

**SALE PRICE: ~~\$890,000~~
\$850,000**

MATT NORA

Principal

720.295.4353

mnora@lee-associates.com

KIRK VANINO

Principal

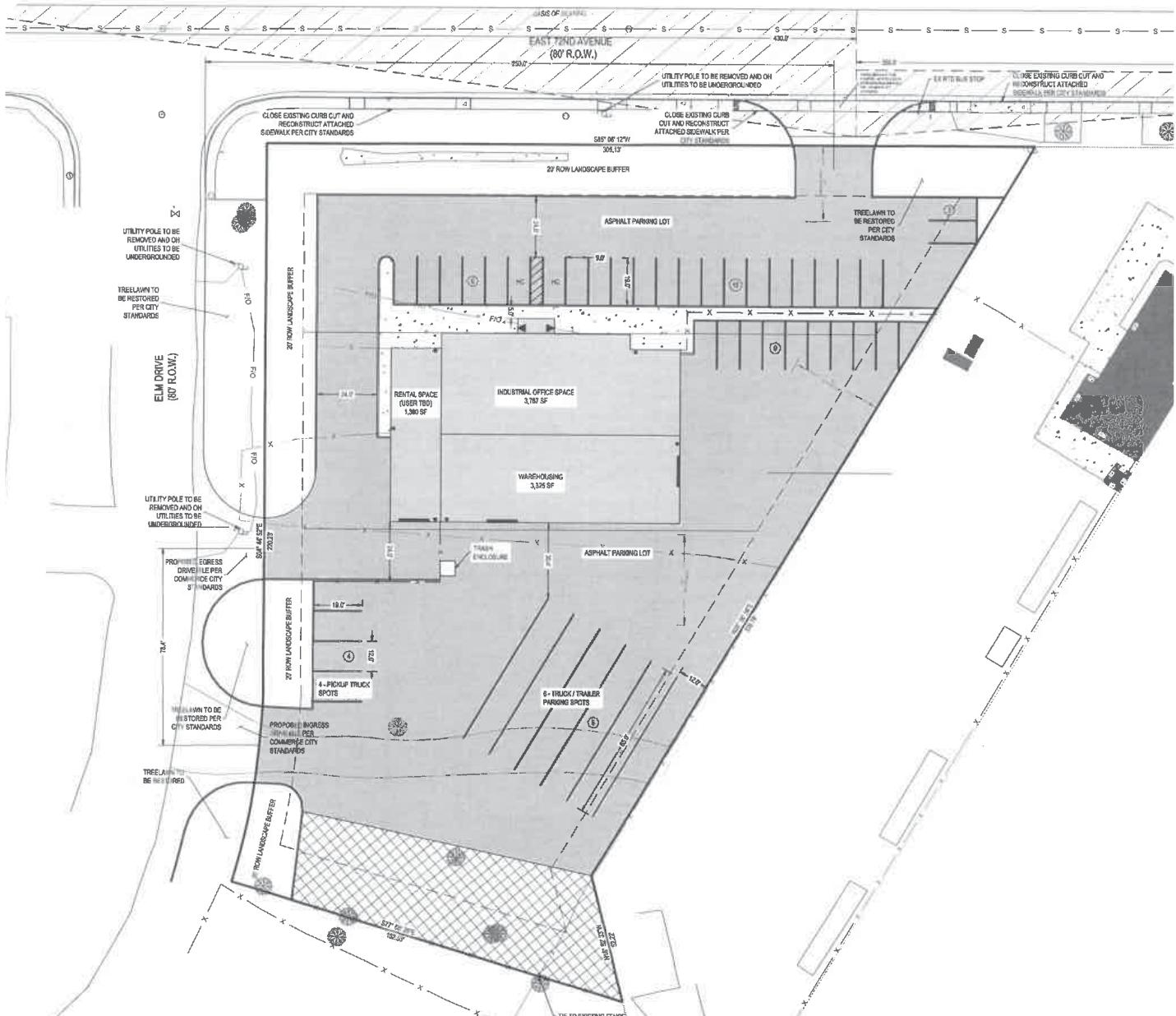
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**LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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