

# LAND FOR SALE



## UNIQUE REDEVELOPMENT OPPORTUNITY

205 and 207 S. 1st Street, Berthoud, Colorado

### PROPERTY SUMMARY

Sales Price:	\$675,000
Lot Size:	3.70 Acres
County:	Larimer
Zoning:	Transition District

### PROPERTY DESCRIPTION

Unique redevelopment opportunity on 3.7 acres close to the Town of Berthoud. This lot has been annexed to the town, and Berthoud's Comprehensive Master Plan indicates that it can be zoned medium-high density residential. This would be a great redevelopment parcel. Conveniently located near schools, trails, shopping and Historic Downtown Berthoud.

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