



**COVERED LAND PLAY WITH STRONG INCOME
NEXT TO WESTMINSTER LIGHT RAIL STATION**

6890 LOWELL BLVD

WESTMINSTER, CO 80221

Property Summary

- **Transit-Oriented Covered Land Play:** High-quality infill location with a quick path to entitlements, all generating stable self-storage income.
- **Assemblage Opportunity:** Ability to acquire adjacent parcels and control a contiguous site of approximately ±4 acres.
- **Strong Upside in Income:** Significant opportunity to increase revenue through lease-up of vacant units and management optimization.
- **High Barriers to Entry:** Limited availability of comparable land parcels in the immediate area enhances long-term value at scale – see page 2 for assemblage opportunity.
- **Annexation & Redevelopment Potential:** Property can be annexed into the City of Westminster, unlocking zoning that allows up to ±18 units per acre, creating a highly desirable for-sale or for-rent housing community. Contact Brokers for path to entitlements.

Property Features

Price:	\$2,650,000
Lot Size (Includes 3521 W 69th):	82,764 SF / 1.9 AC
Total Units (Non Climate Controlled):	130
Building Size (Combined):	11,952 SF
Current NOI:	\$67,963
Pro Forma NOI:	\$109,021
Year Built:	1965
City/County:	Unincorporated Adams
Zoning:	C-5
Property Type:	Self Storage / Land
Taxes:	6890 Lowell: \$18,238 3521 W 69th: \$2,289

FOR MORE INFORMATION:



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Unique Properties
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PRIME TOD ASSEMBLAGE

DEVELOPMENT OPPORTUNITY W/ INCOME



- Contact Broker for Pricing and Information on Development Opportunity
- +/- 4 Acres Between 5 Parcels
- Land Use Assumptions:
 - Annexation into Westminster - already a stated goal within the city's comp plan
 - Rezone to General Neighborhood Mixed Use - Zoning allows for Single Family, Townhomes, or Multi-Family
 - Ability to go up Four (4) Stories with Eighteen (18) Dwelling Units/Acre (Higher Density Possible)
- *Assumptions are Based off Discussions with the City of Westminster

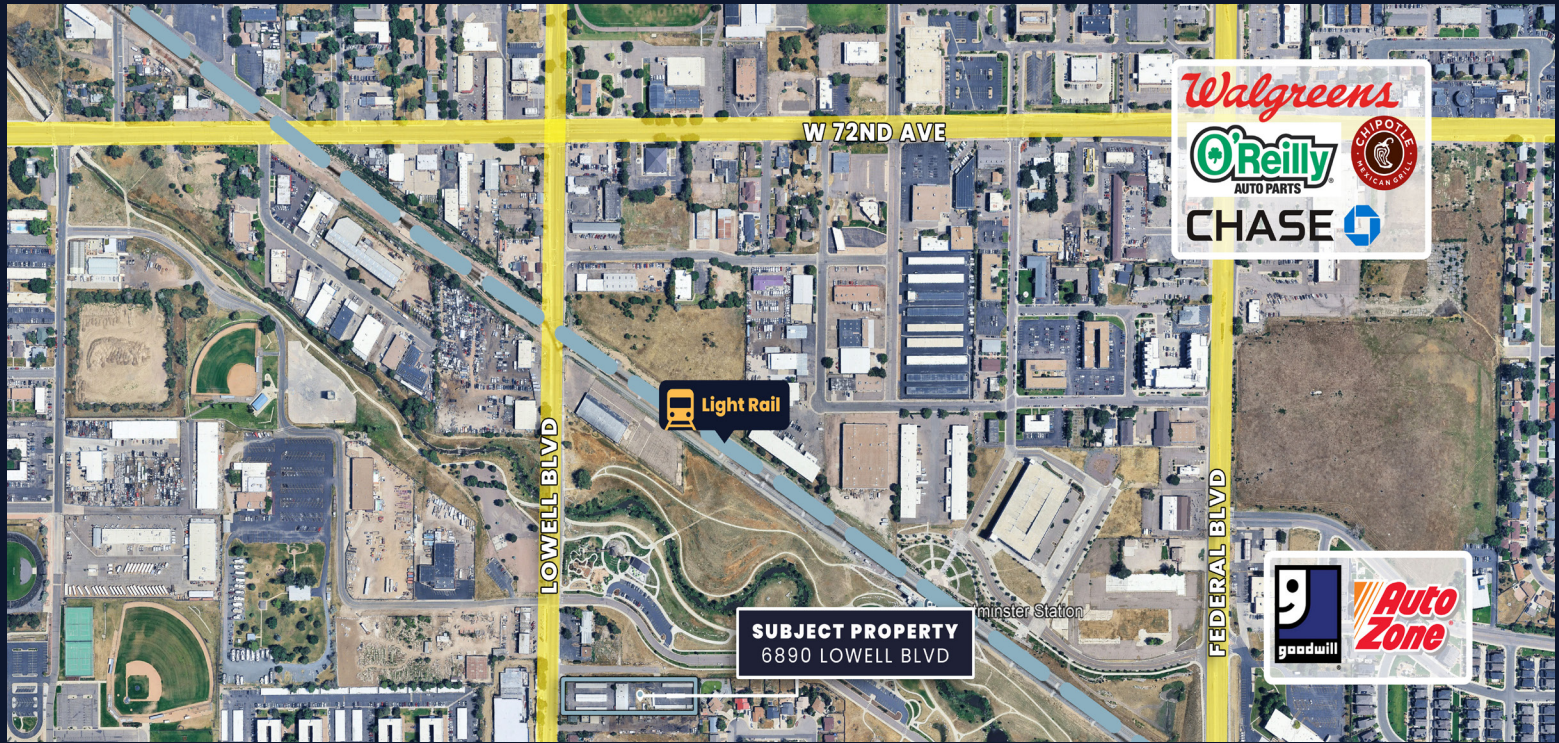
CONTACT BROKERS FOR MORE DETAILS.

PROPERTY PHOTOS



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