

LAND FOR SALE

# 471 MEADOWLARK DRIVE (LOT 3)

BERTHOUD, CO 80513



APPROXIMATELY 0.62 ACRES  
FOR SALE

RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



PRESENTED BY:

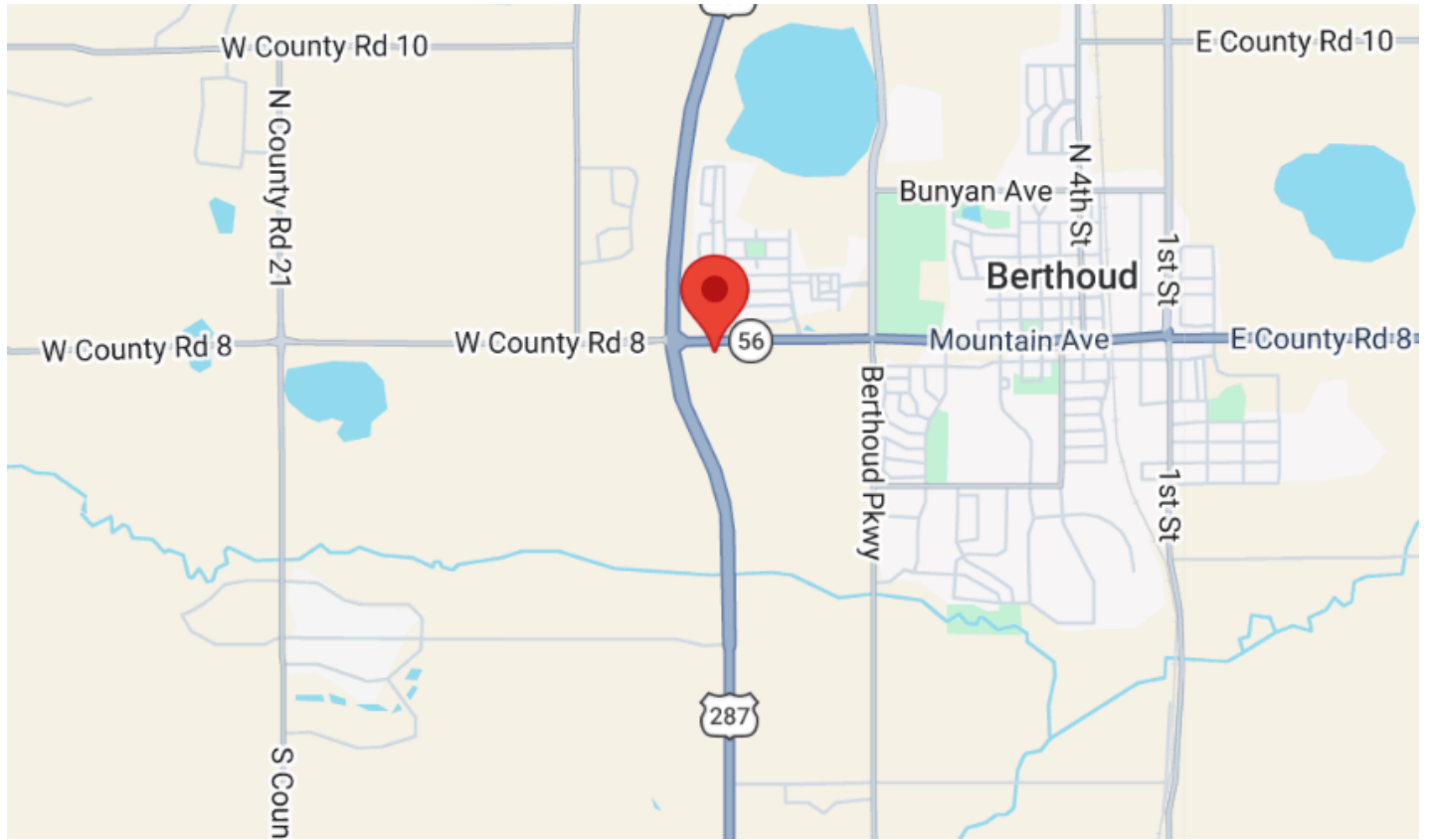
KEITH KANEMOTO, SIOR  
Broker Associate  
cell: (303) 472-2222  
keith@kanemoto.com

GARY MAGGI  
RE/MAX Town and Country  
office: 970-692-2002  
gary@berthoudrealestate.com

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## PROPERTY SUMMARY

471 MEADOWLARK DRIVE | BERTHOUD, COLORADO 80513



### Property Summary

Purchase Price:	\$749,000
Lot Size:	27,337 SF/0.62 Acres
County:	Larimer
Zoning:	C2 per City of Berthoud

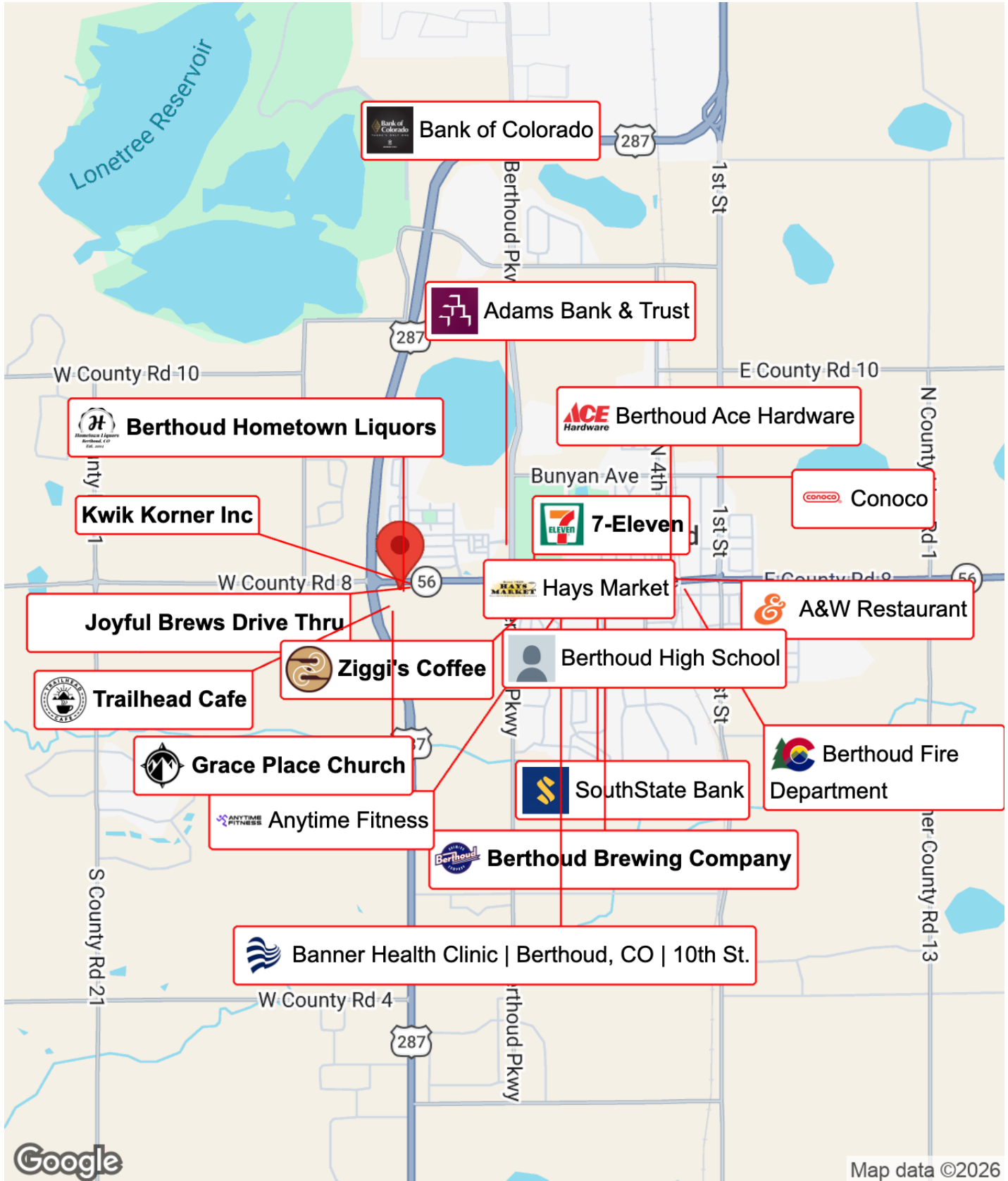
### Property Overview

Great opportunity for a 0.62 acre parcel zoned C2 per the Town of Berthoud and situated within the Mountain Avenue Overlay District in the growing Town of Berthoud. This site is near State Highway 287 and adjacent to a future full movement signalized intersection at Meadowlark and Mountain Avenue. The Town of Berthoud does allow drive throughs, however, the drive through can not be visible from Mountain Avenue.

This is adjacent to Hometown Liquor Store and north of Grace Place Church. Additionally, the estimated traffic counts are approximately 7,800 AADT on Mountain Avenue and approximately 21,000 AADT on State Highway 287. National Tenants within a short distance of this site include: 7-Eleven, Christian Brothers Automotive, O'Reilly's, Anytime Fitness, A&W, NAPA Auto Parts, and Ziggi's Coffee.

# BUSINESS MAP

471 MEADOWLARK DRIVE | BERTHOUD, CO 80513



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