

MULTI-TENANT RETAIL & LAND FOR SALE RARE FREESTANDING RETAIL BUILDING

56541 E. COLFAX AVENUE, STRASBURG, CO 80136



- NEARBY AMENITIES:**
- Conoco Gas Station
 - Independent Financial
 - Magnolia Salon & Spa
 - Strasburg Fire Protection
 - Strasburg Gardens
 - Strasburg Vet Clinic
 - Tacos Salinas
 - USPS
 - Western Hardware
 - 7 Leguas Mexican Grille

← 36.4 Miles to I-25

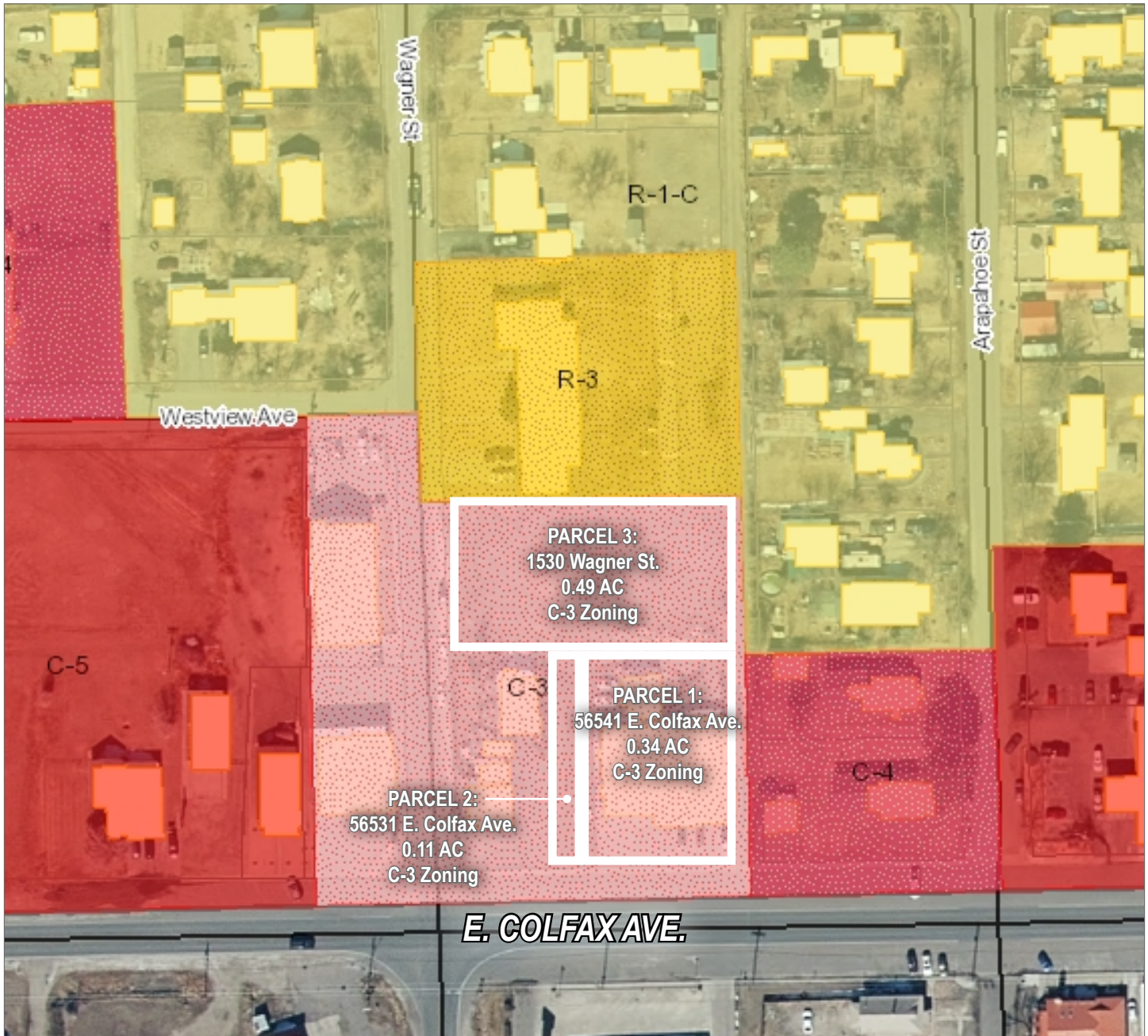
PROPERTY FEATURES

- Three parcels totaling ±0.94 AC with ±6,667 SF of Retail Available Immediately on Strasburg's Growing Mainstreet (E. Colfax Ave.)
- Excellent Opportunity to Own a Freestanding Retail Building with Excellent Visibility & Frontage
- Investment Property with Current Leases in Place with: Real Estate Office, Magee Insurance Agency, Salinas Mexican Food, Coffee Shop, Dog Groomer & Barnyard Boutique
- Parcel 3 Totaling 0.49 AC is Vacant and Ideal for a Future Stand Alone Building
- One Block from The Strasburg Fire Department & United States Postal Service (USPS)
- Immediate Access to I-70 via Wagner Street
- 25 Minutes to Denver International Airport; 45 Minutes to Downtown Denver / Central Business District

PROPERTY DETAILS

SITE SIZE	±0.94 AC Total (three parcels)
SQUARE FEET	±6,667 SF of Retail
SALE PRICE	\$1,499,999.00
PROPERTY TAXES	\$14,548.22 (2023)
TYPE	Multi-Tenant Retail
FRONTAGE	±133' Along E. Colfax Avenue
CITY / COUNTY	Strasburg / Adams
ZONING	C-3 (Commercial)

SITE & ZONING DETAIL



DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	3,567	1,314	\$113,745
5 Mile	5,334	1,942	\$114,501
10 Mile	12,145	4,385	\$105,965

TRAFFIC COUNTS

Average
Approx. 11,000 VPD along I-70 Eastbound at Bennett
Approx. 5,800 VPD along E. Colfax Ave. at Main St.
Approx. 4,500 VPD along Wagner Street at 15th Ave.



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

HEATH HONBARRIER
V.P. Sales & Leasing
heath@trevey.com
C: 720-252-0144

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