



# 8905 & 8969 E COLFAX AVE

AURORA, CO, 80010

## Property Summary

- Properties can be Sold Separately or Together
- Owner-Financing Available – Contact Broker for Details
- Prime Redevelopment Corner Site at E. Colfax & Yosemite
- Completed Environmental No Further Action Letter
- Utilities on site (Gas, Water, Electric, Sewer)
- Prime Retail Location – Minutes from Children’s Hospital, VA Medical Center, and Community College of Aurora – Lowry Campus

## Zoning Code • OA-MS

<https://aurora.municipal.codes/UDO/146-2.4.4>

For more information:



### Brett MacDougall

Vice President  
 303.512.2736  
 bmacdougall@uniqueprop.com

### Michael DeSantis

Vice President  
 303.512.1194  
 mdesantis@uniqueprop.com

### Hudson Cramer

Broker Associate  
 303.512.1154  
 hcramer@uniqueprop.com

## Property Features

Combined Sale Price	\$1,744,000
Combined Lot Size	28,750 SF (0.66 AC)
Property Type	Land & Car Wash
Zoning	OA-MS (Aurora)

## 8969 E Colfax Ave

Sale Price	\$899,000
Land Size	14,375 SF (0.33 AC)
Building Size (Car Wash)	1,728 SF
Zoning	OA-MS (Aurora)

## 8905 E Colfax Ave

Sale Price	\$845,000
Land Size	14,375 SF (0.33 AC)
Zoning	OA-MS (Aurora)