

**\$2,700,000**

**FOR SALE**  
**8895 ALKIRE ST.**  
**ARVADA, CO 80005**

**Redevelopment  
Potential  
—  
Former Horse Property**



## **PROPERTY HIGHLIGHTS**

### **IMPROVEMENTS**

- ARENA—19,734 SF—YOC 1987
- MAIN RESIDENCE—2,751 SF—YOC 1978 (RENOV-2023)
- TACK BARN ADJACENT TO MAIN RESIDENCE
- RESIDENCE ADJACENT TO ARENA—1924 SF YOC 1987

### **LAND**

- 9.79 ACRES—426,235 SF
- LAND PRICE / SF—\$6.33

### **ZONING**

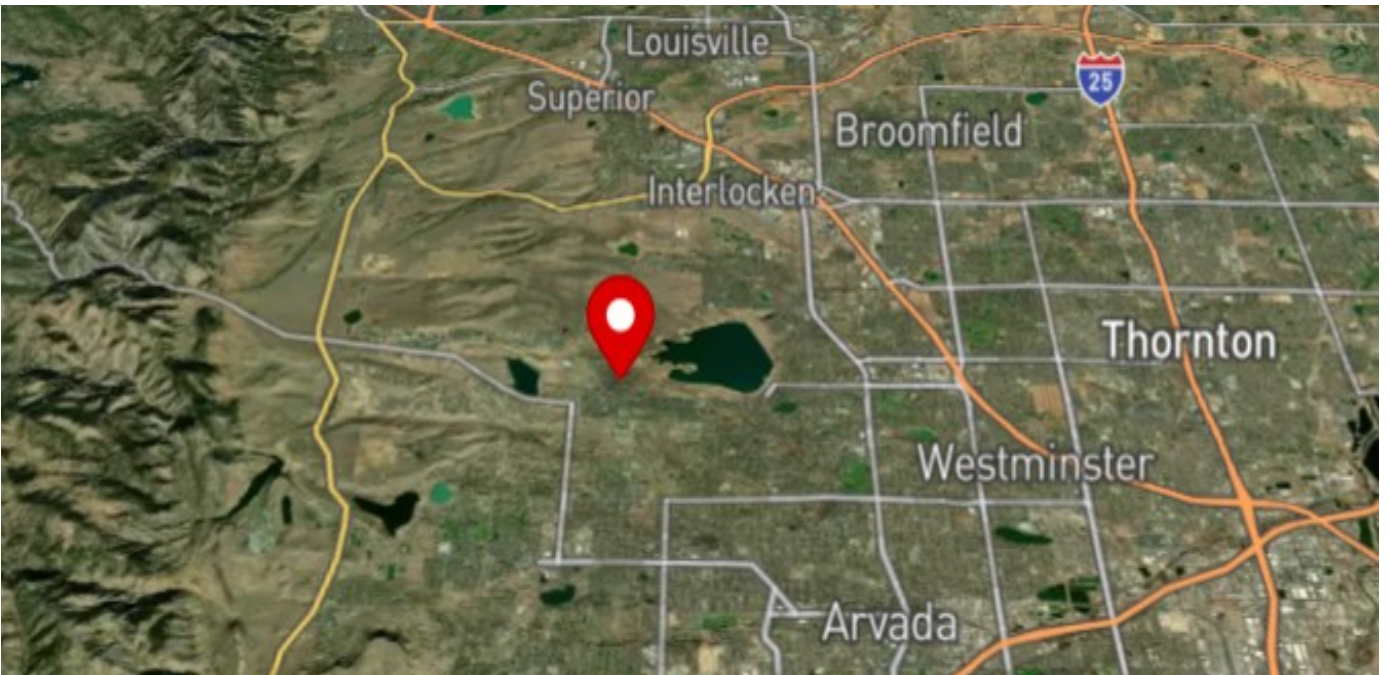
- CURRENT ZONING—A-2, WITH POTENTIAL OF RE-ZONING TO PLANNED DEVELOPMENT DISTRICT (PD)
- CO-LISTED WITH BOB BELL, MILE HI PROPERTY, 720-201-9192

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