

ADDITIONAL 680 SF HOUSE NOT INCLUDED IN SF
 RENOVATE FOR ADDITIONAL INCOME OR LIVEWORK



INDUSTRIAL/FLEX BUILDING ON 1-ACRE SITE

6838 LOWELL BLVD

WESTMINSTER, CO 80221

Property Summary

- Functional Flex Building with Ample Yard/Parking
- Roughly 50% Office, 50% Warehouse Split
- On-Site Parking & Yard (Ample)
- Drive-In Loading
- Prime Location at 68th & Lowell with Street Frontage
- Development Potential - See Page 3 of Brochure
- Additional 680 SF Single Family Home (not included in SF)
- Flexible Zoning - Buyer Can Renovate the House on Site For a Live Work or for Additional Income
- Entirety of Yard Space is Leveled with Road Base

Property Features

Sales Price:	\$850,000
County:	Unincorporated Adams
Zoning:	C-1 (Unincorporated Adams)
Land Size:	43,560 SF (1 AC)
Building Size:	2,004 SF + 680 SF Single Family Home
Loading:	One (1) 10 x 10 Grade Level Door
Warehouse Clear Height:	20'
Parking:	Ample

FOR MORE INFORMATION:



(Lead)

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Unique Properties
 400 S Broadway | Denver, CO 80209
 303.321.5888 | UNIQUEPROP.COM

PROPERTY PHOTOS





- Contact Broker for Pricing and Information on Development Opportunity
- 3.45 AC (150,282 SF) Between 5 Parcels
- Land Use Assumptions:
 - *Annexation into Westminster*
 - *Rezone to General Neighborhood Mixed Use*
 - *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.

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