



PRIME LAND IN LAFAYETTE
FOR SALE
 765 Aspen Ridge Drive
 Lafayette, CO 80026

PROPERTY HIGHLIGHTS

765 Aspen Ridge Drive in Lafayette, Colorado, is prime land property located directly behind/west of Walmart. This strategic location offers high visibility and convenience, making it an attractive option for various commercial developments. The surrounding area is characterized by a mix of businesses and residential neighborhoods, providing a thriving community atmosphere. The proximity to major roads (HWY 287, CO7, Arapahoe Ave) and nearby amenities enhances its appeal for investors and developers looking to capitalize on Lafayette's growing market.

Sale Price	\$556,000
Site Size	62,137 SF
Property Zoning	C1 with PUD
Utilities	On-site

Potential Allowable Uses

- Medical / Dental
- Office
- Neighborhood Retail
- Veterinarian Clinic
- Laboratory, Testing or Research Facility

Near bike path	On bus route	Near restaurants
Prime location	Investment property	Next to Super Walmart

FOR MORE INFORMATION

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PRIME LAND FOR SALE OFF OF HWY 287

765 Aspen Ridge Drive, Lafayette, CO 80026



For a complete disclaimer, please see page one of this brochure.

