

1.06 AC COMMERCIAL LAND FOR SALE

Investment Land With Car Wash

8081 & 8097 Federal Blvd | Westminster, CO 80031

PRICE REDUCED TO \$799,000!



CONTACT:

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8081 & 8097 FEDERAL BLVD | WESTMINSTER, CO 80031



PROPERTY OVERVIEW

The property is located mid-way between the new Upland Development, with 2,350 new homes planned, and the Boulder Turnpike (US 36) with anticipated increasingly high traffic counts.

Frontage on Federal Blvd totals 228 Feet

Existing Westminster Zoning includes B-1, R-3 and PUD, allowing Many Types of Development

Located in both the Enterprise Zonehttps://oedit.colorado.gov/enterprise-zone-program and Opportunity Zone https://oedit.colorado.gov/colorado-opportunity-zone-program

This Property is Offered at a Significantly Reduced Price in "As Is" Condition

OFFERING SUMMARY

Sale Price: 8097 Federal (Hard Corner) And 8081 Federal Combined	\$799,000	\$885,700
Lot Size:		
8081 Federal 0.74 Acres		32,409 SF
8097 Federal 0.32 Acres		13,939 SF
Total Combined 1.06 Acres		46,348 SF
Building Size: 8097 Federal		1,000 SF
APN: 8081 Federal	0171929322002	
8097 Federal	0171929322015	
Water Tap:		1 1/2"
City:	West	minster, CO
County:		Adams

PROPERTY HIGHLIGHTS

- Re-Development Property or Owner/User
- High Traffic Counts: Federal @ 81st 40,810 VPD (2022)
- South Lot is Accessible from Federal and also from N. Green Ct.
- Total Land Area Offered Equals 1.06 acres
- Existing 3 Bay Car Wash is Operating and included.





ADDITIONAL PHOTOS





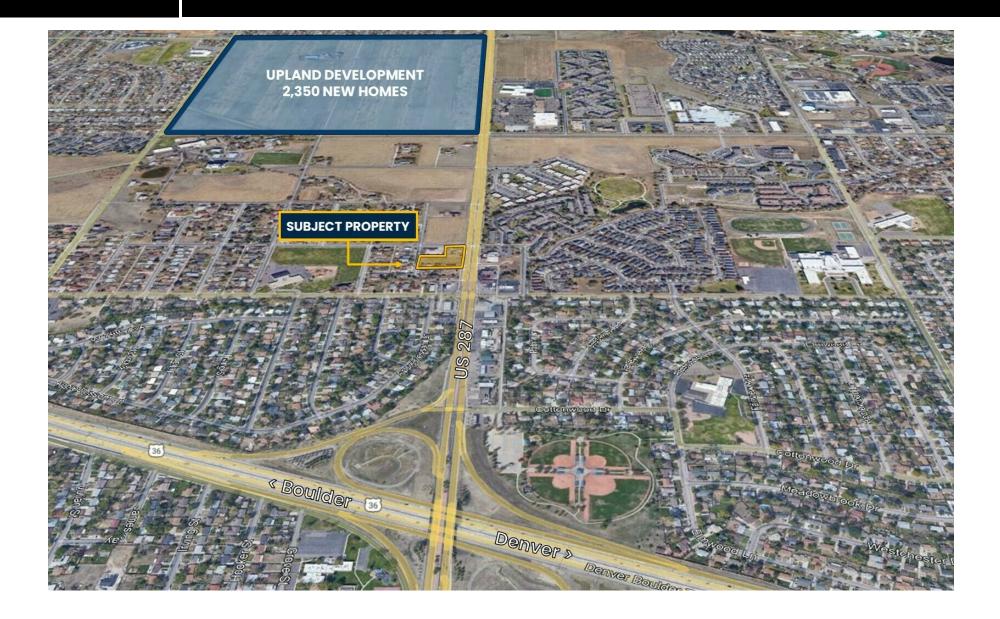








LOCATION MAP







AREA DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total households	1,462	6,519	16,305
Total persons per hh	2.8	2.8	2.8
Average hh income	\$73,133	\$67,741	\$66,408
Average house value	\$261,329	\$272,649	\$246,959
	0.5 MILES	1 MILE	1.5 MILES

	0.5 MILLS	TWILL	1.5 MILLS
Total population	4,055	18,352	45,984
Median age	33.9	34.4	33.5
Median age (male)	34.6	33.6	33.1
Median age (female)	33.3	34.3	33.5

About Westminster

Smack dab between Denver and Boulder, Westminster has prime proximity to both the exceptional intellectual capital available in Boulder, as well as the incredible millennial workforce in the Denver metro area. It is also right in the heart of the U.S 36 Tech Corridor connecting Denver to Boulder!

The City of Westminster is a home rule municipality located in Adams and Jefferson counties, Colorado, United States. The city population was 116,317 at the 2020 United States Census with 71,240 residing in Adams County and 45,077 residing in Jefferson County. Westminster is the eighth most populous city in Colorado.

