



# 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:

**RICHARD BOWLER**

SENIOR BROKER ASSOCIATE

720.881.6338

[rbowler@uniqueprop.com](mailto:rbowler@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)

# LAND AND CAR WASH

8081 & 8097 FEDERAL BLVD | WESTMINSTER, CO 80031



## 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:

Westminster, CO

County:

Adams

## 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 Zone <https://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

## 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.





	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
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.

