

**DOWNTOWN DENVER**  
 6.2 MILES



**EAST COLFAX RETAIL  
 DEVELOPMENT SITE**

# 8905 E COLFAX AVE

AURORA, CO, 80010

## Property Summary

- Owner-Financing Available – Contact Broker for Details
- Prime Redevelopment Corner Site at E. Colfax & Yosemite
- Completed Environmental No Further Action Letter
- Utilities on site (Gas, Water, Electric, Sewer)
- Prime Retail Location – Minutes from Children’s Hospital, VA Medical Center, and Community College of Aurora – Lowry Campus

## Property Features

<b>Sale Price:</b>	\$845,000 (\$58/SF)
<b>Lot Size:</b>	14,375 SF (0.33 AC)
<b>Property Type</b>	Land
<b>Zoning</b>	OA-MS (Aurora)

## The Gateway to Aurora

<https://acrobat.adobe.com/id/urn:aaid:sc:US:71a73f6f-2947-4f01-ba45-926dced3fe5e>

## Zoning Code • OA-MS

<https://aurora.municipal.codes/UDO/146-2.4.4>

For more information:



**Brett MacDougall**

Vice President  
 303.512.2736  
 bmacdougall@uniqueprop.com

**Michael DeSantis**

Vice President  
 303.512.1194  
 mdesantis@uniqueprop.com

**Hudson Cramer**

Broker Associate  
 303.512.1154  
 hcramer@uniqueprop.com

PROPERTY PHOTOS

