

# FOR SALE

**3707 CLEVELAND AVE, WELLINGTON 80549**

OFFERED AT: \$175,000 MLS# 1055164

**LOT SQFT: 7,500 APPROX. ACRES: 0.17**



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## IDEAL COMMERCIAL LOT IN THE HEART OF WELLINGTON

This centrally located, 7,500 sq. ft. vacant lot in downtown Wellington offers unmatched potential for investors and developers. Facing north with excellent frontage along Cleveland Ave, the property ensures high visibility and easy access in a thriving area. Zoned C-2, the lot supports a variety of commercial uses, including retail, office, or mixed-use development. Key features include a 3/4" water tap and completed Phase 1 & Phase 2 environmental assessments, providing buyers with peace of mind and a head start on development. The parcel allows for a zero lot line, maximizing usable space and flexibility for your project. Take advantage of this rare opportunity to secure a well-positioned, fully prepared commercial lot in the heart of Wellington. Ideal for growing your business, launching a new venture, or investing in a high-demand location. Up to 3 units allowed on property.





# PROPERTY OVERVIEW

The following land uses are permitted within the C-2 – Downtown Core Commercial District:

- ✓ Mixed-Use Dwelling (2-story)
- ✓ Convenience Store
- ✓ Hotel/Motel (conditional use)
- ✓ Financial Institution (conditional use)
- ✓ Brewery, Distillery, or Winery (conditional use)
- ✓ Health & Membership Club (conditional use)
- ✓ Grocery Store (conditional use)
- ✓ Personal Services
- ✓ Restaurant, sit-down
- ✓ Retail Store
- ✓ Art Studio
- ✓ Professional Office
- ✓ Bar/Tavern
- ✓ College (conditional use)
- ✓ Club/Lodge (conditional use)
- ✓ Technical School (conditional use)
- ✓ Tourist Facilities
- ✓ Public Facilities (conditional use)
- ✓ Child-Care Center
- ✓ Off-Street Parking Facility
- ✓ Civic Space
- ✓ Accessory Use
- ✓ Medical Office (conditional use)
- ✓ Workshop (conditional use)



ADDRESS:	<b>3707 Cleveland Ave, Wellington, 80549</b>
COUNTY:	Larimer
ZONING:	C-2
LOT SIZE:	7,500 SF
\$ / SF:	\$23.30
ELECTRIC:	Xcel Energy
WATER:	City of Wellington
WATER TAP FEE:	Included
GAS:	Atmos
FRONTAGE:	75 feet
USAGE:	Retail, Office, Residential
ENVIROMENTAL ASSESSEMENT:	Phase 1 & 2 complete

# LOCATION OVERVIEW - WELLINGTON, COLORADO



11,798 POPULATION



\$107,017  
MEDIAN HH  
INCOME



\$464,200  
MEDIAN  
PROPERTY  
VALUE



5,993  
EMPLOYED  
POPULATION



35  
MEDIAN  
AGE



## DAILY CONVENIENCES

- Ridleys Family Market - 0.8 miles
- Maverik - 0.5 miles
- Bomgaars - 1.3 miles
- The Human Bean - 0.4 miles



## DINING

- Wellington Grill
- Old Colorado Brewing Company
- Ghost Dog Deli
- Pizza Palace

