

# Commercial Land For Sale

Strasburg, CO 80136



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## PROPERTY INFORMATION

<b>Lot Size:</b>	17.287± Acres
<b>Frontage:</b>	250'± on E. Colfax Ave.
<b>Frontage:</b>	650'± on Comanche Dr.
<b>Zoning:</b>	C-4 (Adams County)
<b>Taxes:</b>	\$8,527 (2024 payable in 2025)
<b>City/County:</b>	Strasburg / Adams
<b>Assessor #:</b>	0181334300024
<b>Sale Price:</b>	<b>\$595,000</b>

## PROPERTY NARRATIVE

Located approximately 30 minutes east of Denver, Strasburg is an unincorporated town with a 2020 Census population of approximately 3,307. Adams County C-4 Zoning provides a wide range of permitted uses including most General Retail & Service Uses. Commercial Retail, Automotive Repair / Dealership, Restaurant / Drive-Through, Gas / Convenience Store, Car Wash, Animal Hospital, Day Care Center are all Permitted Uses. Accessory Outdoor Storage possible up to 25% of the building area.

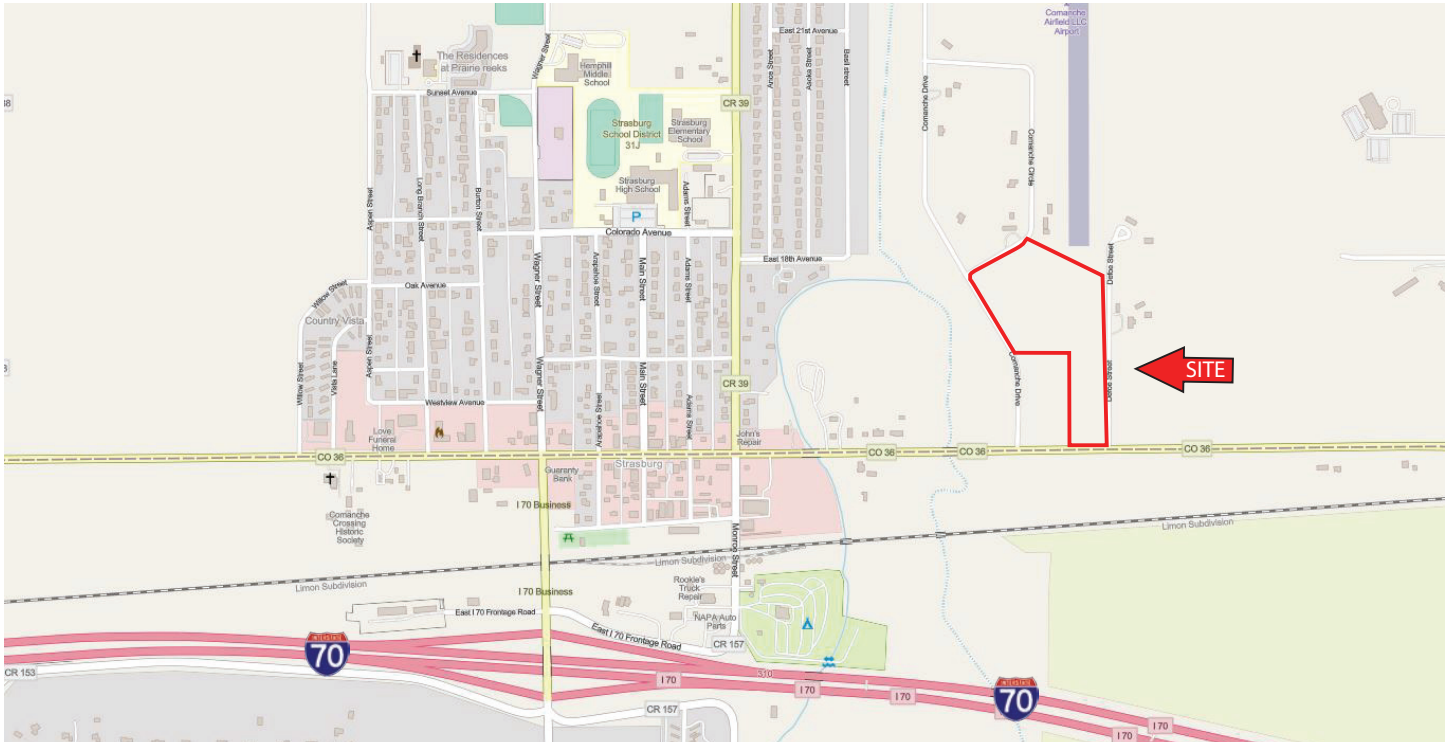


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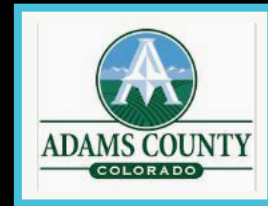
**Brokerage Disclosure  
to Tenant**

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Corner of E. Colfax Ave. & Comanche Dr.



Below are links to access  
Adams County Land Use and Zoning

**Adams County  
Land Use Table**

**Adams County  
C-4 Zoning**

