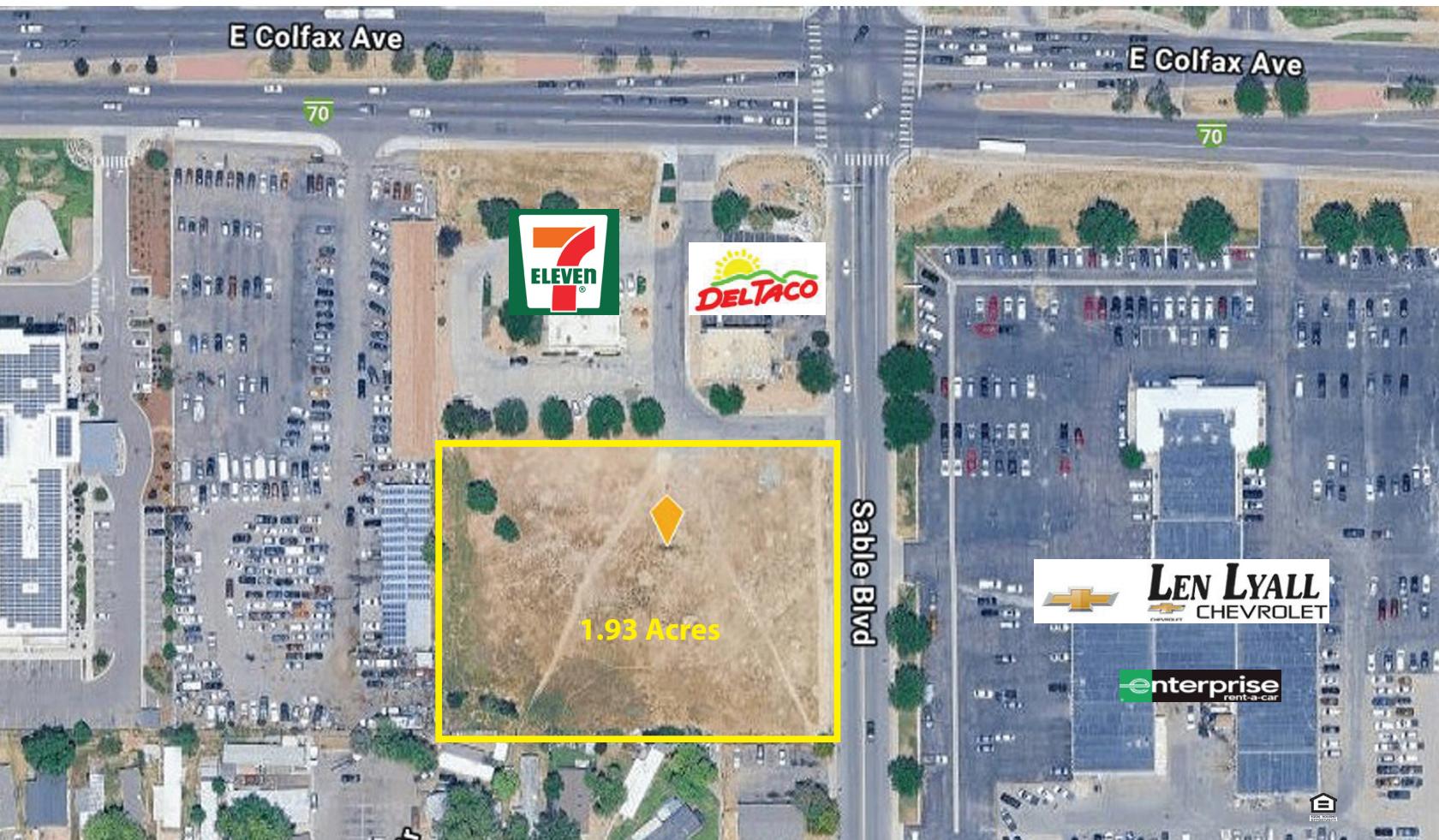


# Aurora Vacant Land for Sale

1455 Sable Blvd, Aurora, CO 80011



www.FullerRE.com



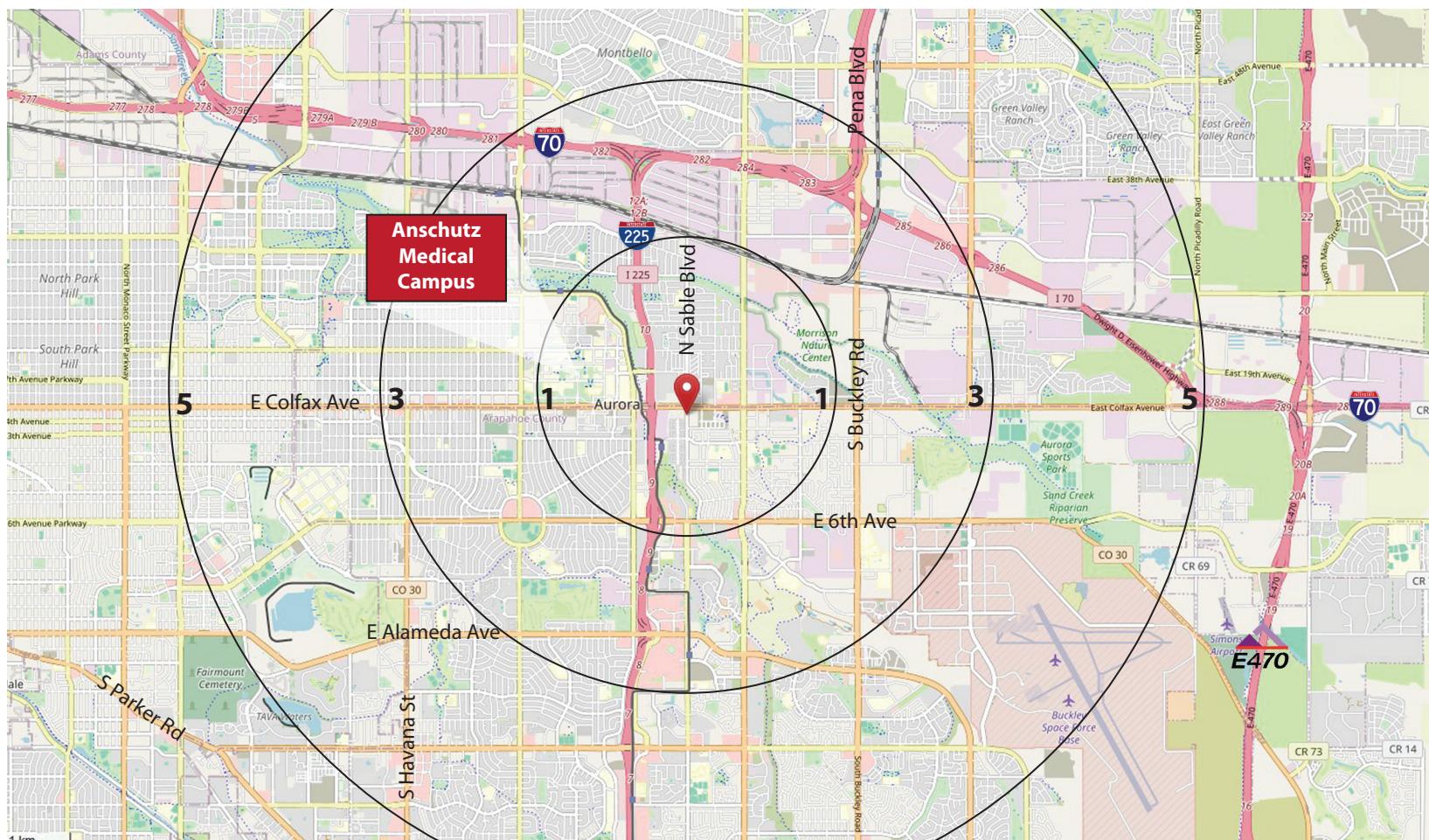
## PROPERTY OVERVIEW

<b>Lot Size:</b>	1.93± Acres
<b>Zoning:</b>	MU-C Aurora (See Back for Zoning Link)
<b>Taxes:</b>	\$16,521 (2024)
<b>Sale Price:</b>	\$2,900,000

## PROPERTY NARRATIVE

Located on Sable Blvd off of E Colfax Avenue, this lot is available for many permitted uses:

Multi-Family, Daycare, School, Vet Clinic/Kennel, Restaurant, Hotel, Medical Outpatient Building, Shooting Range, Pawnbroker, Liquor, Retail, Self-Storage, Equipment Rental, Auto Sales, Convenience Store/Fuel, Auto Repair, and Car Wash



Welcome to the  
**CITY OF AURORA**  
Colorado

**CLICK  
HERE**

**MU-C  
ZONING**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	
	Population	7,206	48,284	368,849
	Households	14,313	106,677	135,137
	Median HH Income	\$43,137	\$58,521	\$67,623
	Median Age	33.10	33.70	35.20
	Traffic	29,203 vpd - E Colfax Ave @ Sable Blvd (2025)		

Source: CoStar 2024