



1.88 ACRES FOR SALE WOODLAND PARK WITH APPROVED DEVELOPMENT PLAN



841 RESEARCH DRIVE | WOODLAND PARK, CO 80863

THE PROPERTY

- 1.88 Acres on Highway 67 at Research Drive
- Zoned: HSC/LI (Heavy Service Commercial, Light Industrial)
- Allowed Uses:
 - Service Uses
 - Day Care
 - Truck/Trailer
 - Light
 - Rental
 - Manufacturing
 - Potential Mini-Storage
 - Offices
 - Garden Center
 - Contractor
 - Outside Services w/yard
 - Storage Uses

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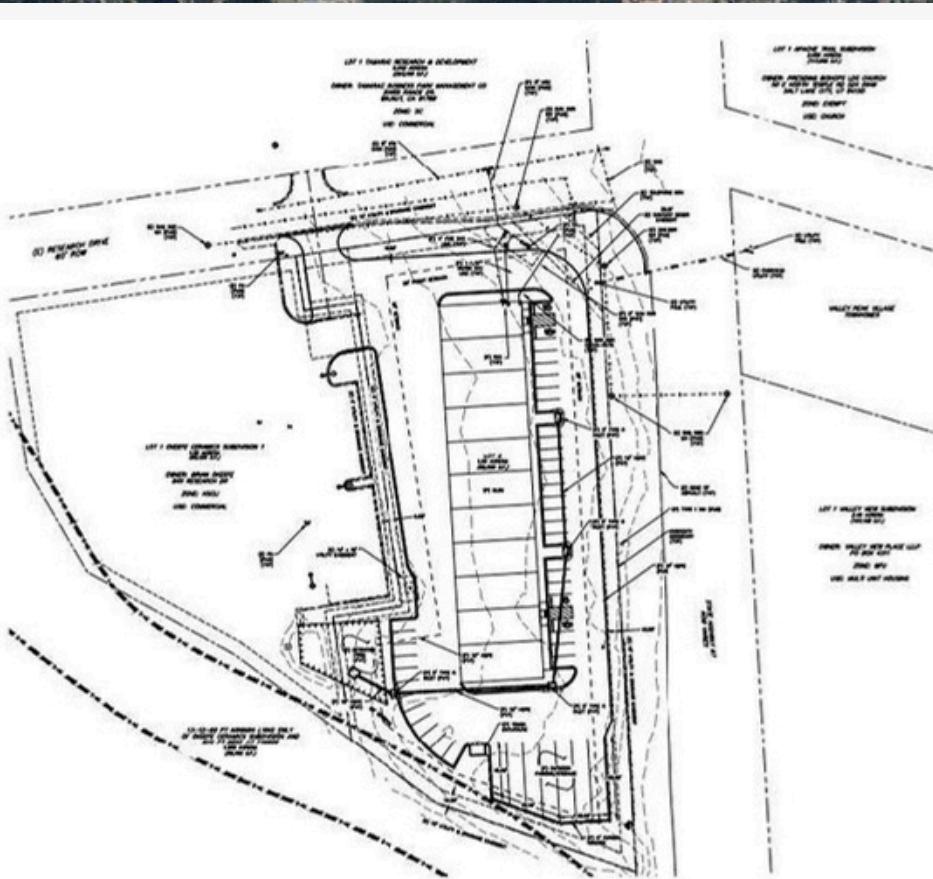
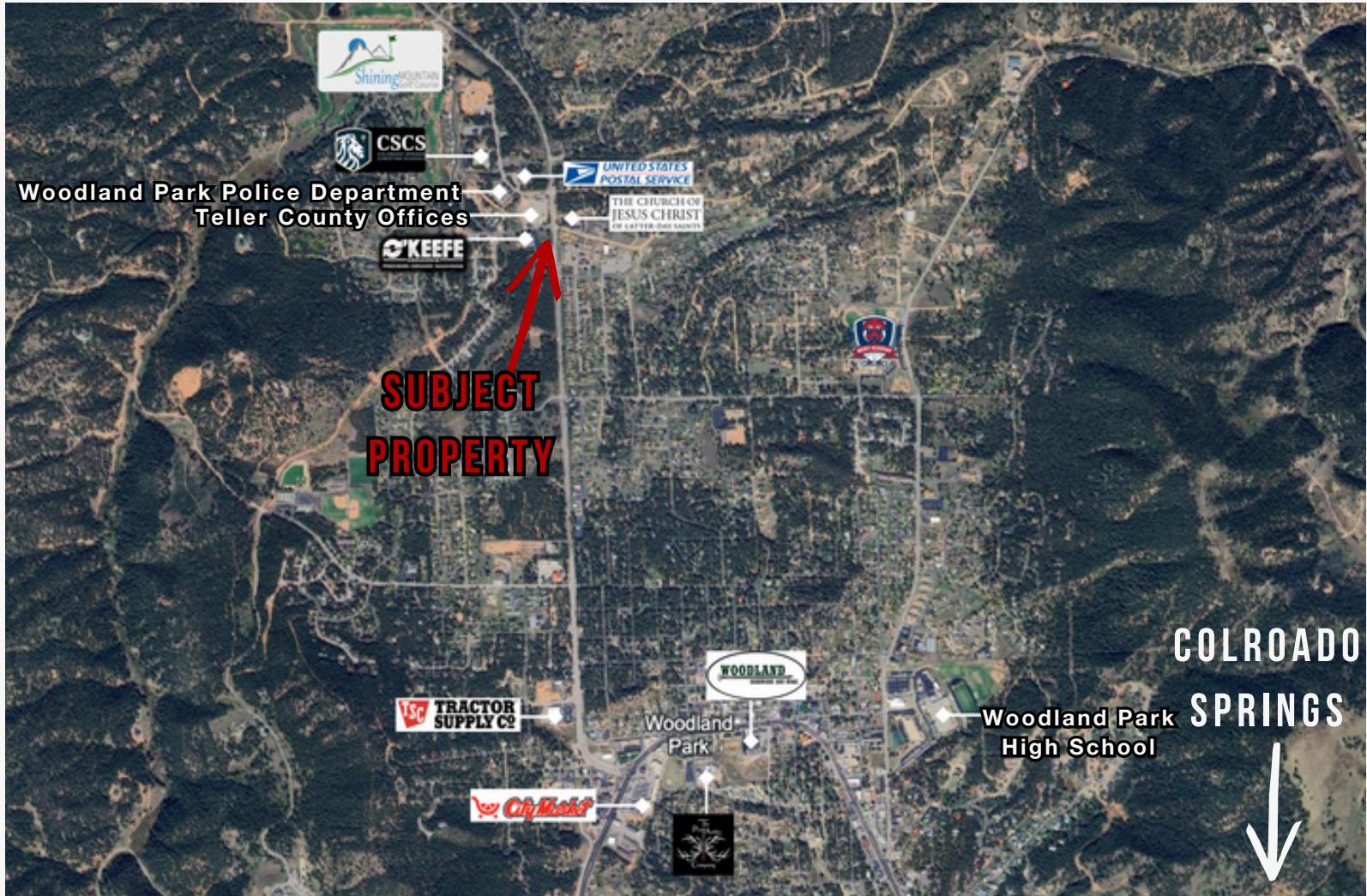
PROPERTY FEATURES

- Vacant land site in City of Woodland Park on Hwy 67
- Build your own plan or approved development
- Approved Dev. Plan for 13,500 SF, 9 Unit Office/Warehouse
- Great site with excellent visibility
- Approved DP for Rare 1,500 SF Units with Drive-In Doors & Mezzanine

ASKING SALE PRICE:

\$619,500.00 (\$7.56 PSF)

**NOTE: METAL BUILDING SHELL
AVAILABLE SEPARATELY**



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