

# FOR SALE | 2.3 ACRES

## TOD - HIGH DENSITY RESIDENTIAL DEVELOPMENT SITE

11910 W 52nd Ave, Wheat Ridge, CO 80033



99,665 SQ FT | \$2,100,000

### Property Summary

Site Size:	99,665 SF (2.3 Acres)
Current Zoning:	Industrial - Employment (I-E) - MU-N (mixed use neighborhood)
Offered at:	\$2,100,000.00
City/County:	Wheat Ridge/Jefferson
Location:	Doorstep of Wheat Ridge-Ward Station Light Rail Stop

### Description

- Nice In-fill Property that is currently zoned Industrial - Great High Density Residential Opportunity for Developer
- Site is flat and rectangular with frontage on 52nd Avenue and Taft Court
- 2 minute walk to Wheat Ridge/Ward Road Station Light Rail
- Across the street from the Parallel Apartments that just opened - 280 Unit (Apartment Building - 1,2, and 3 Bedroom Apartments)
- Recent upgrades on 52nd Avenue by the City of Wheat Ridge
- Former Jolly Rancher Site
- All wet and dry utilities are immediately adjacent to property (Valley Water and Fruitdale Sanitation)
- 3 minute drive to I-70/Ward Road Interchange
- Currently site is RV/Boat Storage

For more information, please contact:

**Rick Giarratano**

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**David Schwab**

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www.ModernRECommercial.com

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-  Site - 11910 W 52nd Avenue, Wheat Ridge, CO 80033
-  1 The Parallel Apartments (280 Unit Apartment Building)
-  2 Hance Station - Townhomes by Richmond Homes
-  3 The Ridge at Ward Station - Townhomes by Toll Brothers
-  4 Light Rail - Wheat Ridge-Ward Station (G-Line)

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## Wheat Ridge-Ward Station



**Wheat Ridge-Ward Station**  
Minutes walk from 11910 W 52nd Ave



West side of 11910 W 52nd Ave

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**Parallel Apartments - 280 Units Recently Opened**

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Across Street to East of 11910 W 52nd Ave



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**The Ridge at Ward Station Townhomes**

**Hance Station Townhomes**

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