

**E. 104TH AVE**  
COMMERCE CITY, CO 80602

**\$499,000**  
SALE PRICE

**LAND**



**DEVELOPMENT  
OPPORTUNITY**



**DENVER INFILL  
SPECIALISTS**



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	\$499,000
Lot Size:	3 Acres
Price / Acre:	\$130,680
Zoning:	I-1
Taxes (2022):	\$6,860
County:	Adams

## PROPERTY OVERVIEW

Unique Properties is proud to present this 104th Avenue lot for sale to qualified developers and investors looking for a versatile parcel located on a main thoroughfare offering visibility and easy access to I-76 and US 85. There is over 1.5million total square feet of industrial space being delivered and currently under construction within a 2 mile radius of this location. The I-1 zoning allows for many different industrial uses which makes this property a desirable piece of land with long term investment potential.

## I-1 ZONING OVERVIEW

The purpose of the light intensity industrial district (I-1 district) is to provide a general commercial and restricted industrial district designed for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses.

**SITE AERIAL**



# DEVELOPMENT OVERVIEW

