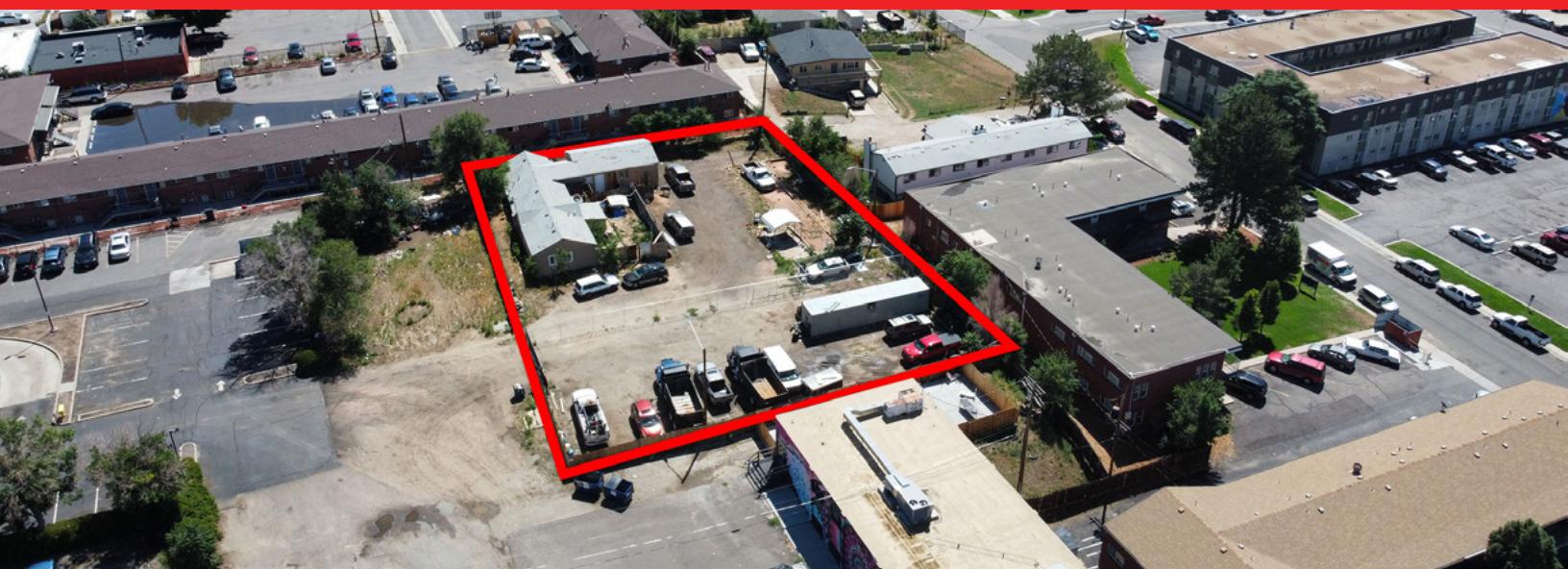


# Development Site for Sale

3065 CRAFT WAY, WESTMINSTER, CO 80030

PRICE REDUCED!



## Overview

Hoff & Leigh presents a value add investment property with the potential for redevelopment. The site is nearly a half acre and can be built 5 stories high. Currently there's a split residence that has \$2,500/month in rent. The duplex could easily generate \$4,000/month. A fenced yard space offers the buyer the ability to increase cash flow through additional rents as well. The site sits 1/4 mile from the Westminster light rail station. Utilities are to the site.

[Click here to view development plans for Westminster Station](#)

## Highlights

- Walking Distance to Westminster Light Rail Station
- Generous Zoning for Redevelopment
- Up to 5 Stories Allowed
- Views of Downtown Denver

## Property Details

### Reduced Sales Price

- \$725,000
- \$650,000

### Lot Size

- 0.491 Acres

### Zoning

- Mixed Use

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#### Our Network Is Your Edge

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## Northgate Westminster Station

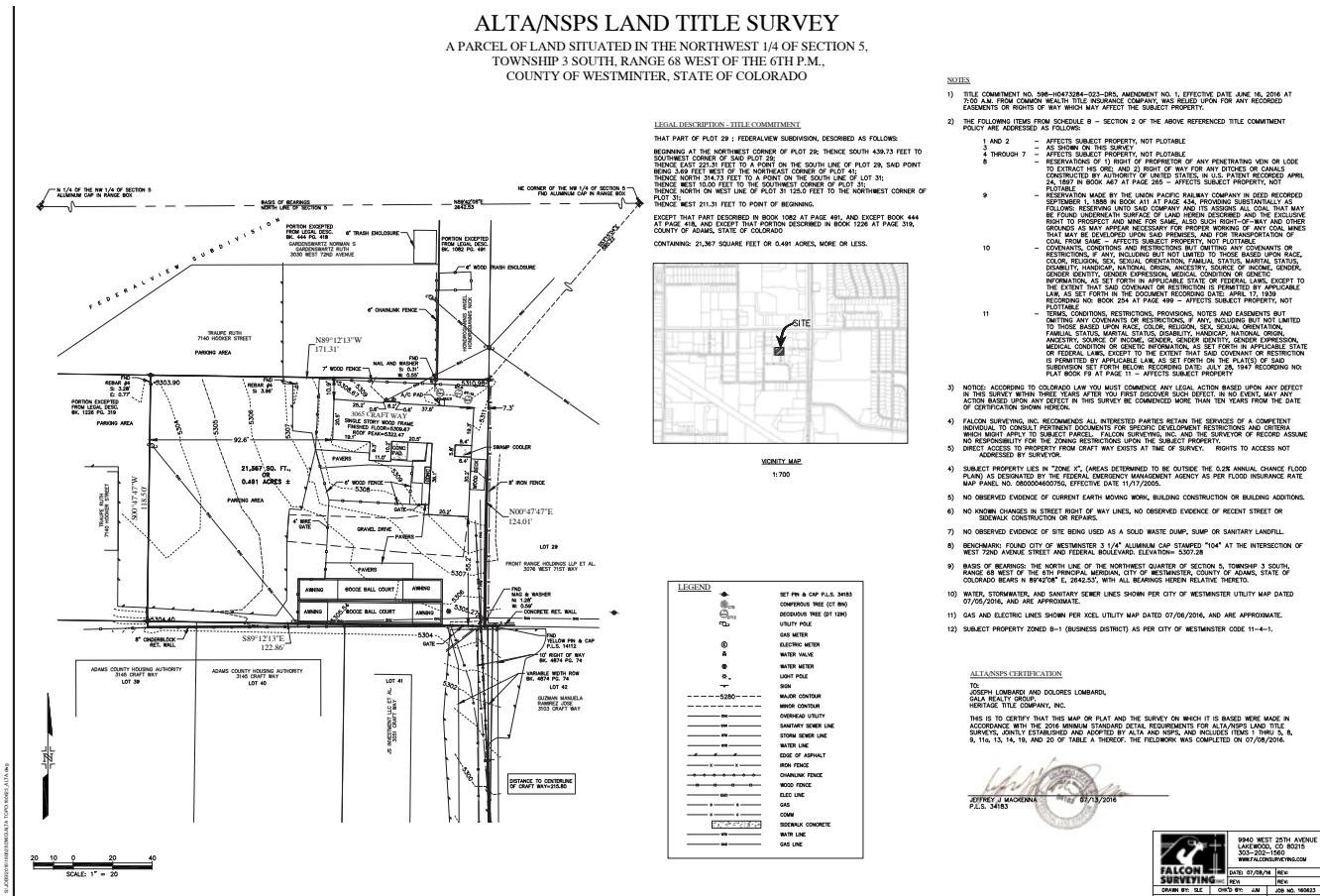
A developer is planning to construct 773 residential units accompanied by retail space on a 27.5-acre parcel near the Regional Transportation District's (RTD) Westminster Station. This transit-oriented development aims to leverage the proximity to public transportation to create a dynamic community hub.

## Westminster Station Park

A 40-acre community park has been established adjacent to Westminster Station, offering residents expansive outdoor spaces, trails, and recreational amenities. This park enhances the area's appeal, providing a Colorado outdoor experience within the city limits.

## Transportation Infrastructure

Westminster Station serves as a key node in RTD's FastTracks project, providing commuter rail access to Denver and future extensions planned toward Boulder and Longmont. This connectivity supports the area's development into a transit-oriented community.



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# Development Site for Sale

3065 CRAFT WAY, WESTMINSTER, CO 80030

## Annual Property Operating Data

Year	Property Address				
2025	3065 Craft way				
Address	Lease Expiration		Lease Type	Net Monthly Rent	Possible Monthly Rent
A	M2M		Gross	1,500	\$2,500.00
B	M2M		Gross	1,000	\$1,500.00
				2,500	\$4,000.00
<b>Annual Expenses</b>					
Real Property Taxes (Actual)		\$2,783.66			
Property Insurance (estimated)		\$2,700.00			
<b>Annual Expenses</b>		<b>\$5,483.66</b>			
<b>Annual Rent</b>		<b>30,000</b>			
<b>Possible Annual Rent</b>		<b>48,000</b>			
<b>Net Operating Income</b>		<b>24,516.34</b>			
<b>Possible Net Operating Income</b>		<b>42,516.34</b>			

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# Development Site for Sale

3065 CRAFT WAY, WESTMINSTER, CO 80030

3065 Craft Way, Westminster, Colorado, 80030

## DEMOGRAPHICS



**19,272**  
Population



**34.3**  
Median Age



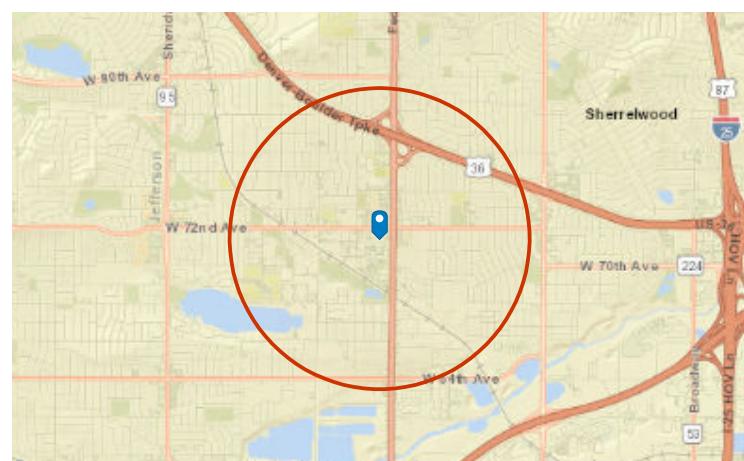
Average  
Household Size



**\$61,200**  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Hooker St	23,311	0.1
Hooker St	23,142	0.1
W 71st Way	36,128	0.1
W 71st Ave	36,128	0.1
Eliot Cir	16,539	0.2



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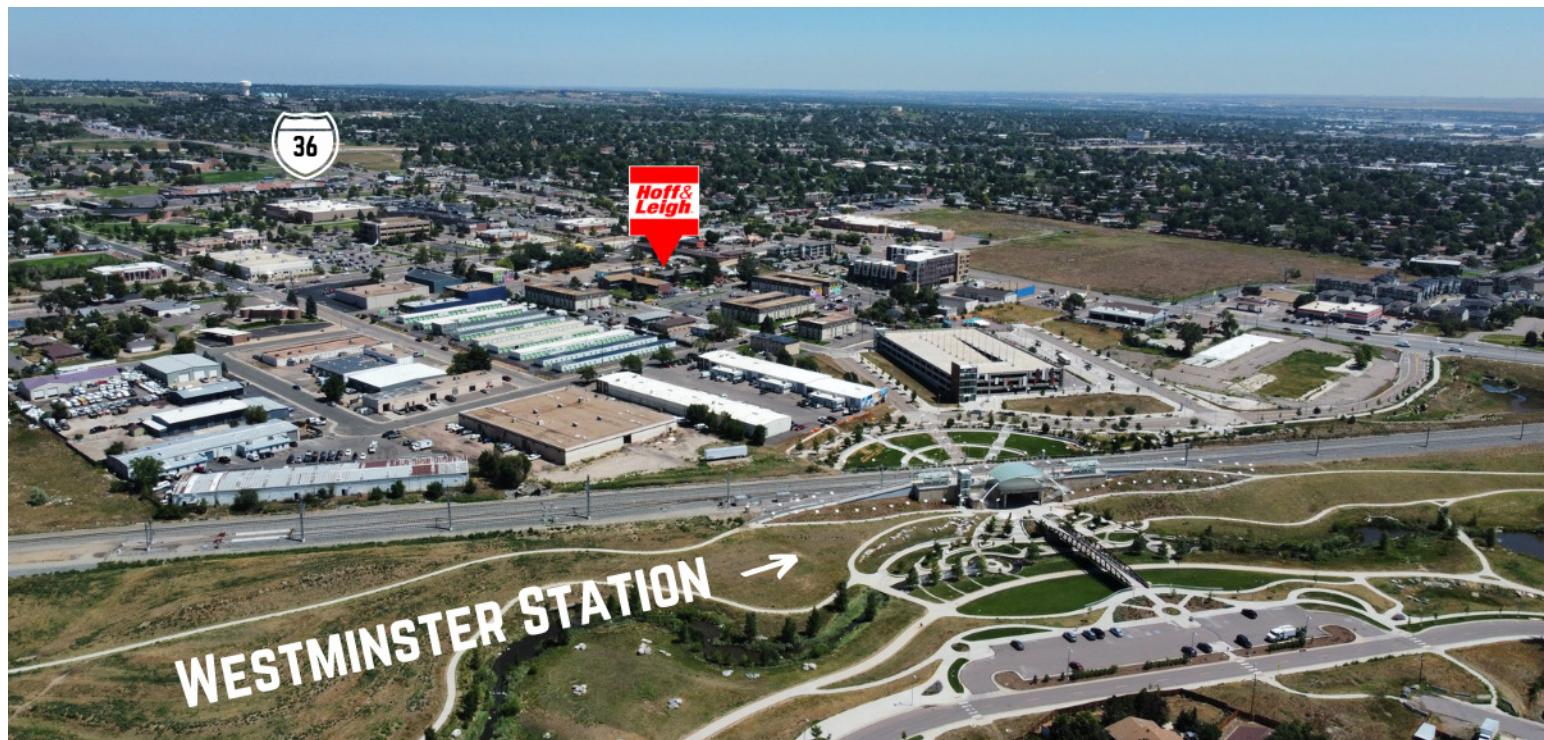
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