

1100
Yosemite St.
Aurora, CO 80010

FOR SALE



Corner Lot Redevelopment Opportunity

Property Overview

- **Redevelopment Opportunity on a Prime Corner Lot:**
Ideal for investors or developers seeking a centrally located site with long-term upside.
- **Existing Structure Offers Interim or Rehab Potential:**
1,444 SF freestanding building could be reused by an owner-user or tenant following substantial renovation.
- **Large Lot (18,295 SF):**
Generous site area allows for future expansion, new construction, or enhanced site planning.
- **Flexible Zoning and Strong Visibility:**
Favorable zoning and high traffic counts support a wide range of potential redevelopment paths.
- **Excellent Connectivity:**
Quick access to I-70 and I-225 provides strong regional connectivity to Denver, Aurora, and the broader metro area.



Property Facts

Land Size	18,295 SF
Building Size	1,444 SF
Built	1955
Zoning	OA-G
Taxes	\$10,509.42 (2024)

Sale Price: \$650,000

NAI Shames Makovsky

Solomon Stark
303 565 3032
sstark@shamesmakovsky.com

AERIAL

BOULDER
31 miles

DIA
15 miles

**DOWNTOWN
DENVER**
6 miles

