

Colorado Realty Advisors, LLC

Presents a **1.5-acre** prime
Industrial & AG Zoning
6776 & 6780 York Street, Denver, CO 80229

HIGH DEMAND – INDUSTRIAL & AG ZONING
(I-1 & A-1, 2 contiguous parcels)

Parcel # 0182501302001 and 0182501302002

Unincorporated Adams County-Lower Property Taxes – Opportunity Zone

Central location and easy access to freeways & major throughways

. Adjacent to 270, 76, and a short hop to I-25, Downtown & Denver Int'l Airport

\$2.75M

Contact for
immediate
information

Victoria J. Burch – Real Estate Broker
719-377-7715 mobile/text
victoria@coloradorealtyadvisors.com



The site-ideally situated private & secure location for the owner-user (contractor, heavy equipment owner/operator, outdoor storage)

Key 2024 Improvements:

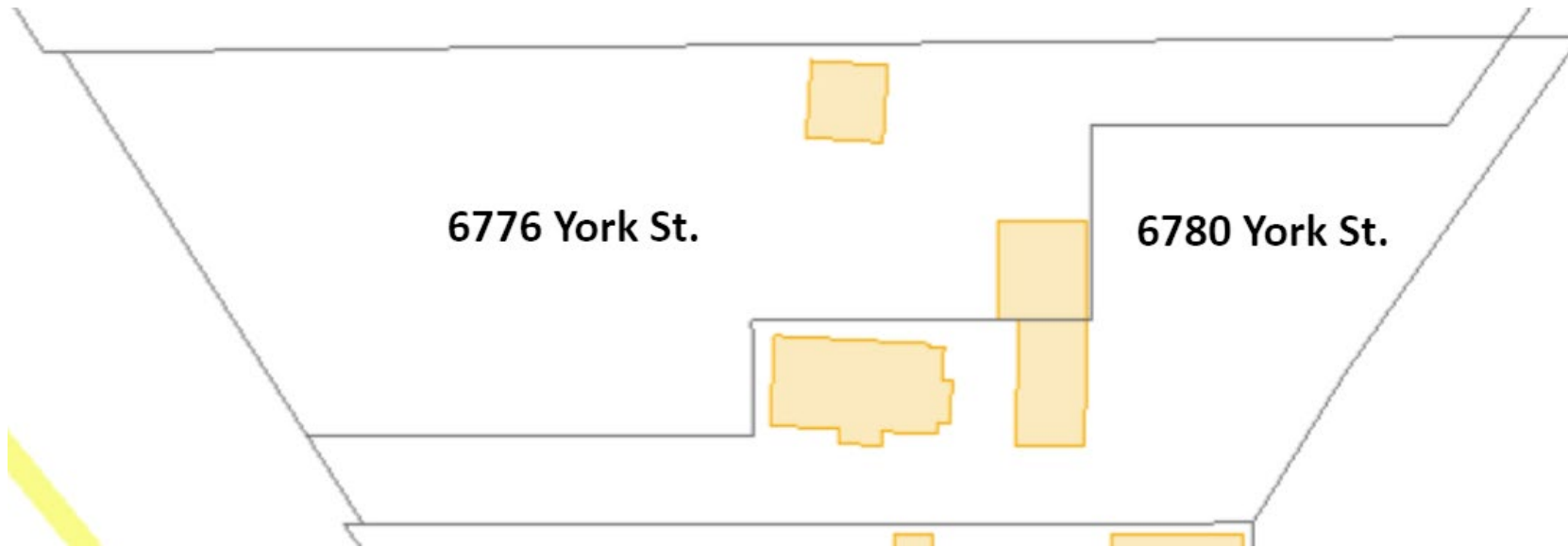
- ➔ Perimeter concrete retaining wall (12” thick)-3 sides
- ➔ 6’ chain link fence installed on top of retaining wall-3 sides
- ➔ 150-foot-long metal canopy & shelving to store materials, protected under a custom-welded structural frame
- ➔ Recently remodeled workforce housing (2) units, current rental income \$5000/month), or “live-work” housing
- ➔ Newly installed fill dirt, compacted and fine-graded



Mapping & Lot Lines

[Adams County CO - Basic Mobile](#)

(Link to Property Records)



Aerial Photographs (2022)



Cell Tower
(does not
convey)

York St.

270



Property Photos



Ample sized outdoor storage yard

Cell Tower
(does not convey)



Property Photos

Entrance to Property & Yard



Workforce Housing or Live-Work

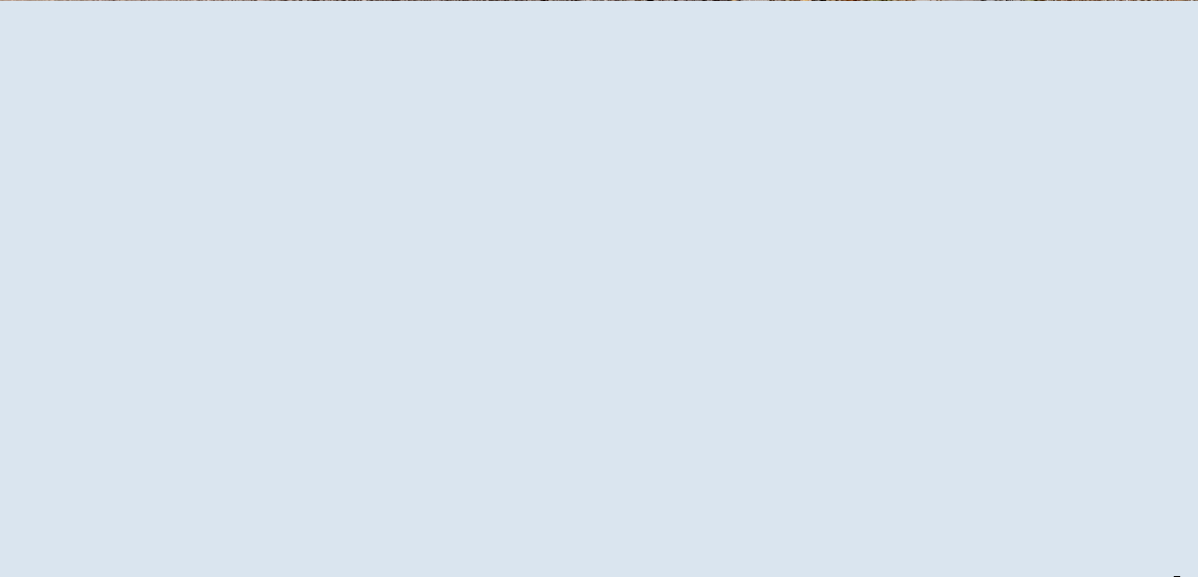


Yard & Covered Storage





**Canopy & Shelving for
Materials**



Storage Yard

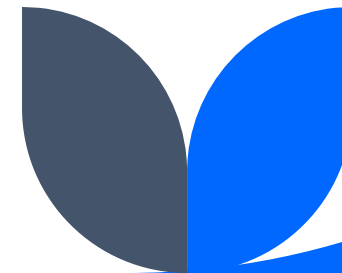


Property Photos

Upper Unit-Workforce Housing



Upper Unit Kitchen
Workforce Housing

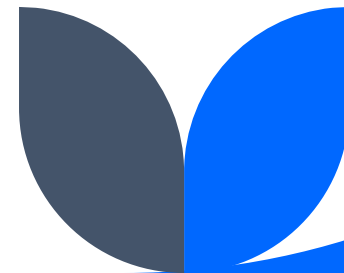
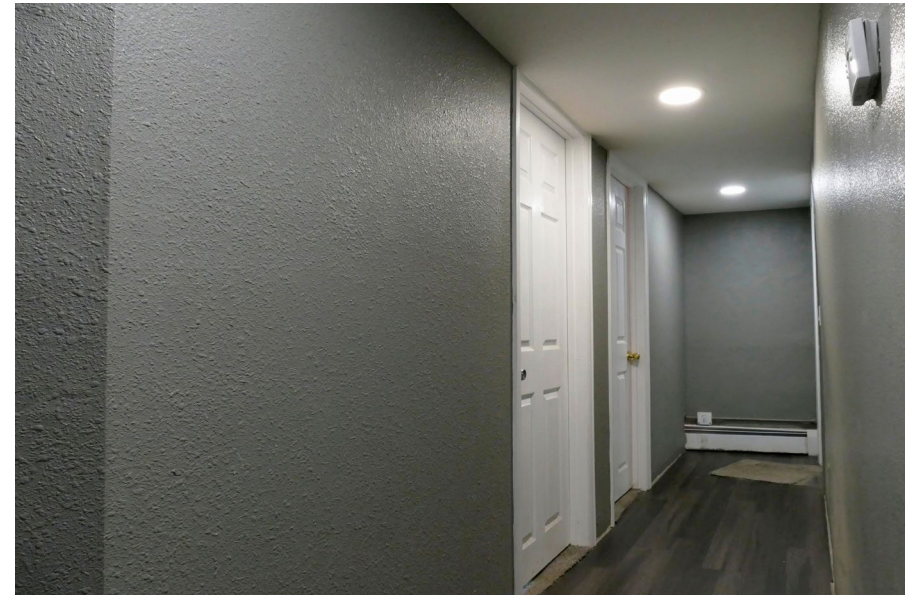



Property Photos

Upper Unit – Workforce Housing



Lower Unit – Workforce Housing





Contact the listing broker for additional information & personal site tour:

Victoria J. Burch – Real Estate Broker
victoria@coloradorealtyadvisors.com
Mobile/text: 719-377-7715
www.coloradorealtyadvisors.com

Commercial Brokerage – Consultancy – RE Development
Since 1998