



# E 104TH AVE

COMMERCE CITY, CO 80602

SALE PRICE  
**\$499,000**



**LAND DEVELOPMENT  
OPPORTUNITY**



## **SAM LEGER**

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

## **GRAHAM TROTTER**

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com



400 S. Broadway | Denver, CO 80209  
www.uniqueprop.com | 303.321.5888



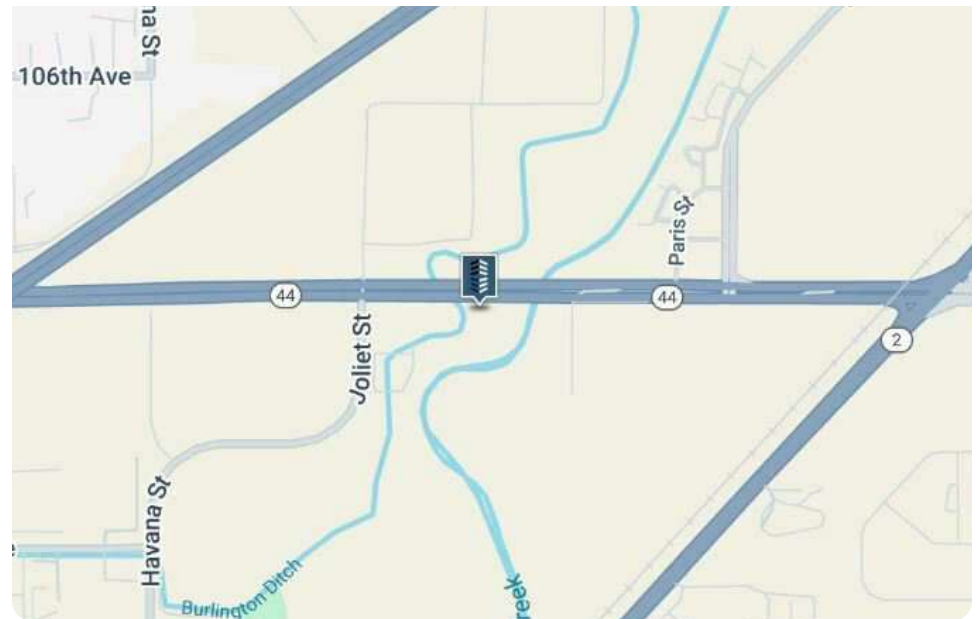
# PROPERTY HIGHLIGHTS

|              |                |
|--------------|----------------|
| Location     | E 104th Avenue |
| Sale Price   | \$499,000      |
| Price/ AC    | \$130,680/AC   |
| Parcel #     | R0143927       |
| Lot Size     | 3 AC           |
| Zoning       | I-1            |
| Taxes (2023) | \$11,016       |
| County       | Adams          |

## PROPERTY DESCRIPTION

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







**E. 104TH AVE**

**AVANA ST**

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