



# 6201 FEDERAL BLVD CAR DEALERSHIP LOT

**\$1,000,000**



## OPPORTUNITY ZONE | OWNER OCCUPY | INVESTMENT

Redevelopment Opportunity, Investor Opportunity, Owner Occupied Opportunity.

### PROPERTY FEATURES

This 0.21-acre property, currently an auto dealership, offers high visibility on Federal Blvd and is located near the Clear Creek/Federal Station TOD. With flexible C-5 zoning, Opportunity Zone, and proximity to Federal Station, it's ideal for mixed-use or multifamily development in a rapidly growing area. Or continue to lease out for current successful dealership

- ✓ OPPORTUNITY ZONE
- ✓ ZONED C-5
- ✓ CAP RATE 4.08%
- ✓ CLEAR CREEK PUD
- ✓ FEDERAL STATION TOD

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