



PRICE REDUCED!!



**STANDALONE RETAIL/OFFICE BUILDING -
LOWELL BLVD FRONTAGE**

6900 LOWELL BLVD

WESTMINSTER, CO 80221

Property Summary

- Functional Floorplan for Small Retail/Office Users
- Recently Renovated
- Located Directly Next to Westminster Station w/ Bus & Light Rail Access to Downtown Denver
- Convenient Access to Hwy 36, I-25, I-76, & Hwy 270
- Development Potential - See Page 3 of Brochure
- Ample On-Site Parking

Property Features

Sales Price: ~~\$575,000~~ \$525,000

County: Unincorporated Adams

Zoning: P-U-D (Unincorporated Adams County)

Land Size: 8,276 SF

Building Size: 1,360 SF

Parking: 11 Spaces

FOR MORE INFORMATION:



(Lead)

Michael DeSantis

Vice President

303.512.1194

mdesantis@uniqueprop.com

(Lead)

Hudson Cramer

Broker Associate

303.512.1154

hcramer@uniqueprop.com

Brett MacDougall

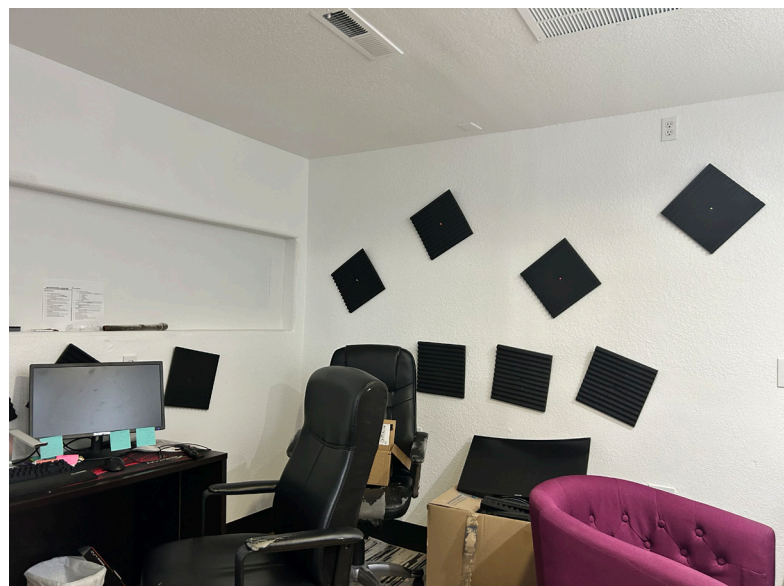
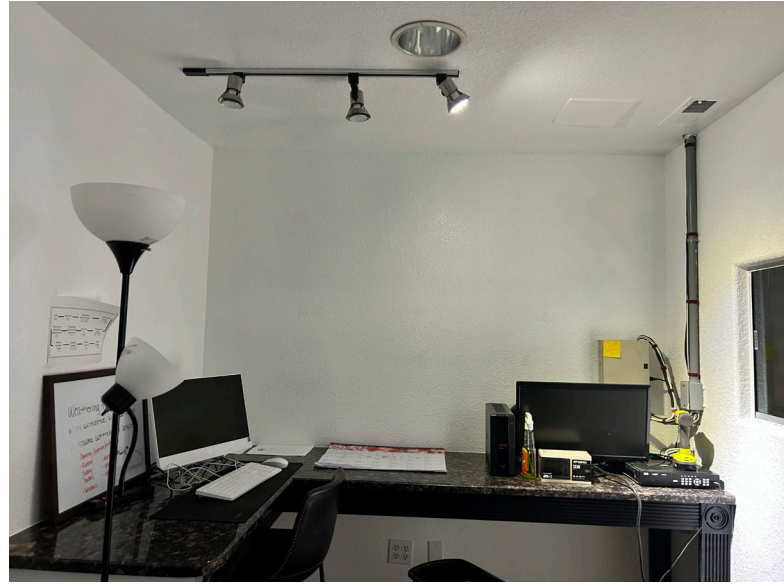
Vice President

303.512.2736

bmacdougall@uniqueprop.com

Unique Properties
400 S Broadway | Denver, CO 80209
303.321.5888 | UNIQUEPROP.COM

PROPERTY PHOTOS



DEVELOPMENT / ASSEMBLAGE **OPPORTUNITY**



- Contact Broker for Pricing and Information on Development Opportunity
- 3.45 AC (150,282 SF) Between 5 Parcels
- Land Use Assumptions:
 - *Annexation into Westminster*
 - *Rezone to General Neighborhood Mixed Use*
 - *Ability to go up Four (4) Stories with Eighteen (18) Dwelling Units/Acre (Higher Density Possible)*
- *Assumptions are Based off Discussions with the City of Westminster

CONTACT BROKERS FOR MORE DETAILS.

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