

25TH AVENUE ASSEMBLAGE

For Sale

10605, 10691 & 10695 E 25TH AVENUE | AURORA, CO 80010

SALE PRICE

\$3,750,000

ALLOWABLE USES

Residential - Retail
Office - Day Care

ZONING

OA-MS
(Original Aurora Main Street)



PROPERTY HIGHLIGHTS



Ideal location with proximity to Stanley Marketplace, Central Park neighborhood, Anschutz Medical Center, Morehead Recreation Center along with schools, trail systems other amenities.



Zoning allows for residential, commercial, day care/school and office uses.



The property consists of three (3) lots totaling 1.533 acres and two (2) buildings totaling 12,681 square feet.



Easily accessible to I-70, I-225, Havana Street, Montview Blvd, Central Park Blvd, and Colfax



Total 2024 Real Estate Taxes (Adams County) \$48,343



OA-MS ZONING – PERMITTED USES

(Partial List)

- **RESIDENTIAL:** Multi-Family, Live/Work, Townhomes, Duplex
- **GROUP LIVING:** Retirement or Assisted Living
- **PUBLIC/CIVIC:** Child or Adult Care Center, Civic or Cultural Facility, Club or Lodge, School or Higher Education, Place of Worship, Theater
- **COMMERCIAL:** Bed & Breakfast, Brewpub, Catering Service, Hotel, Restaurant, Personal Service, Specialty Food Production
- **OFFICE:** Office, Medical/Dental Clinic



LOT SUMMARY

(Per 2008 Survey)

10605 E 25th: 0.754 Acres – 32,845 SF

10691 E 25th: 0.560 Acres – 24,395 SF

10695 E 25th: 0.219 Acres – 9,525 SF



BUILDING SUMMARY

(Per 2008 Survey)

11,638 SF (Main Building – YOC 1966)

998 SF (Single Family Residence YOC 1954)



CLEAR HEIGHT

12.5 Feet Approx (Main Building)



LOADING/POWER

Three (3) grade level doors
800amps 208v power



REAL ESTATE TAXES

10605 E 25th: \$40,482

10691 E 25th: \$5,514

10695 E 25th: \$2,347



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NEWMARK

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