

OFFERING MEMORANDUM



6501 W. 91st Ave.

Westminster, Colorado

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THE KRAMER GROUP

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EXECUTIVE SUMMARY *PROPERTY HIGHLIGHTS*

LIST PRICE

\$599,000

6501 W. 91st Ave | Westminster, CO

Land Square Feet	21,255 SF
Total Acres	0.49 Acres
Zoning	Employment - Flex
Price/Acre	\$1,222,449
Price/LSF	\$28.18



Offering a rare opportunity to acquire a sizable industrial parcel in Westminster, this property is well-positioned for development tailored to industrial needs. Its strategic location and zoning make it an attractive investment for developers seeking to capitalize on the area's economic growth and logistical advantages.

Key Features:

- Vacant parcel of land ready for development.
- Close proximity to amenities and services, enhancing appeal for potential tenants or owners.
- Excellent visibility and accessibility.

Location Highlights:

- Nearby businesses include a mix of industrial and commercial enterprises.
- Easy access to major transportation corridors like Wadsworth Pkwy, Sheridan Blvd, and Hwy 36.



EMPLOYMENT - FLEX

This character type provides and protects land for flexible employment uses including offices, research and development facilities, and supportive uses. In general, office uses predominate this category. Light industrial uses (including warehouses, distribution, and wholesalers) may be allowed when located away from residential areas and adequately buffered from sensitive land uses, as shown in Map 3-2, or Flex/Light Industrial designated locations in the prior Comprehensive Plan. Manufacturing and assembly space is permitted when inclusive of storefront/showroom space for offices, sales or customer service. Uses that create objectionable levels of noise, vibration, odor, glare or hazards are not permitted. Outdoor storage must be screened from view. Hotel uses that support employment uses may be permitted through a master planned development. Support commercial uses integrated into employment buildings are permitted up to 10% of GFA. The city may impose stricter design standards for more intense uses.



Examples: Church Ranch Corporate Center, Park Centre, Westmoor

REGIONAL MAP PROPERTY INFORMATION



WESTMINSTER



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