

LAND FOR SALE



8661 INDIANA STREET ARVADA , CO 80007

HIGHLIGHTS

- Exceptional development opportunity with flexible zoning.
- 4,165 planned rooftops coming to the area with an average household income of \$92,000.
- Lack of existing retail / services in the area for the exploding new community.
- Allowable uses include general office, veterinary, restaurant, bar, tavern, nightclub, bank, stables, major vehicle and equipment repair, service station, warehouse, manufacturing, day care, religious, event center, schools and many more.
- Access to city water, Only 18 minutes from Boulder

LOT SIZE:	9.22 Acres
SQUARE FEET:	401,797
COUNTY:	JEFFERSON
CITY:	ARVADA
TAXES:	\$3,729.22
ZONING:	NC-I/OF
WATER/SEWER:	WELL / SEPTIC
IMPROVEMENTS:	SINGLE FAMILY RESIDENCE

Aggressive Price Per SQ. FT
\$2.24
Land For Sale
\$900,000.00

FOR MORE INFORMATION, PLEASE CALL:
Joshua Cohen —303/867-2603
6565 S. Dayton St., Suite 3000,
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



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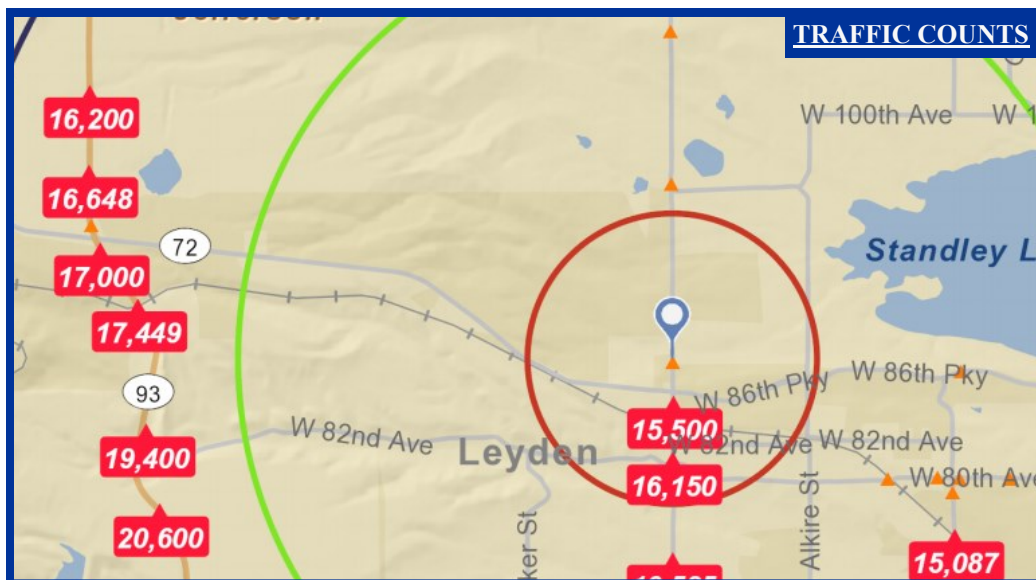
Development information

24" Water main in Indiana Street
10" waste water main at Indiana and 86th& 87th

Arvada controls Indiana Street in front of property

Well included for possible irrigation use

Potential rental income from Single Family Residence



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.