

LAND FOR SALE



FEDERAL BLVD @ W 55TH AVE

DENVER , CO 80221

HIGHLIGHTS

- ◇ Rapidly Developing Area of Denver
- ◇ Adjacent to Advanced Auto Parts with Shared Access off Federal Blvd
- ◇ Enterprise Zone Designation
- ◇ Zoning Allows for Many Retail Uses Including: Auto, C-Store, and Food. Accessory Outdoor Storage Permitted.
- ◇ 2 Blocks South of I-76. 7 Blocks North of I-70. Less than 1/2 Mile from Regis University
- ◇ Traffic Count: 34,010 @ W 56th Avenue
- ◇ Est. 2022 Rooftops 1 Mile: 4,574 | 3 Mile: 62,040
- ◇ Average Income 1 Mile: \$64,738 | 3 Mile: \$79,419

LOT SIZE:	0.70 Acres
SQUARE FEET:	30,396
COUNTY:	ADAMS
CITY:	DENVER
TAXES:	\$6,057.46
ZONING:	C-5
WATER/SEWER:	MUNICIPALITY

\$275,000

Aggressive Price Per SQ FT \$9.05

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