

FEDERAL BLVD @
W 55TH AVE
DENVER, CO 80221

FOR SALE
\$440,000.00

LAND

± 0.70 ACRES

C-5 ZONED

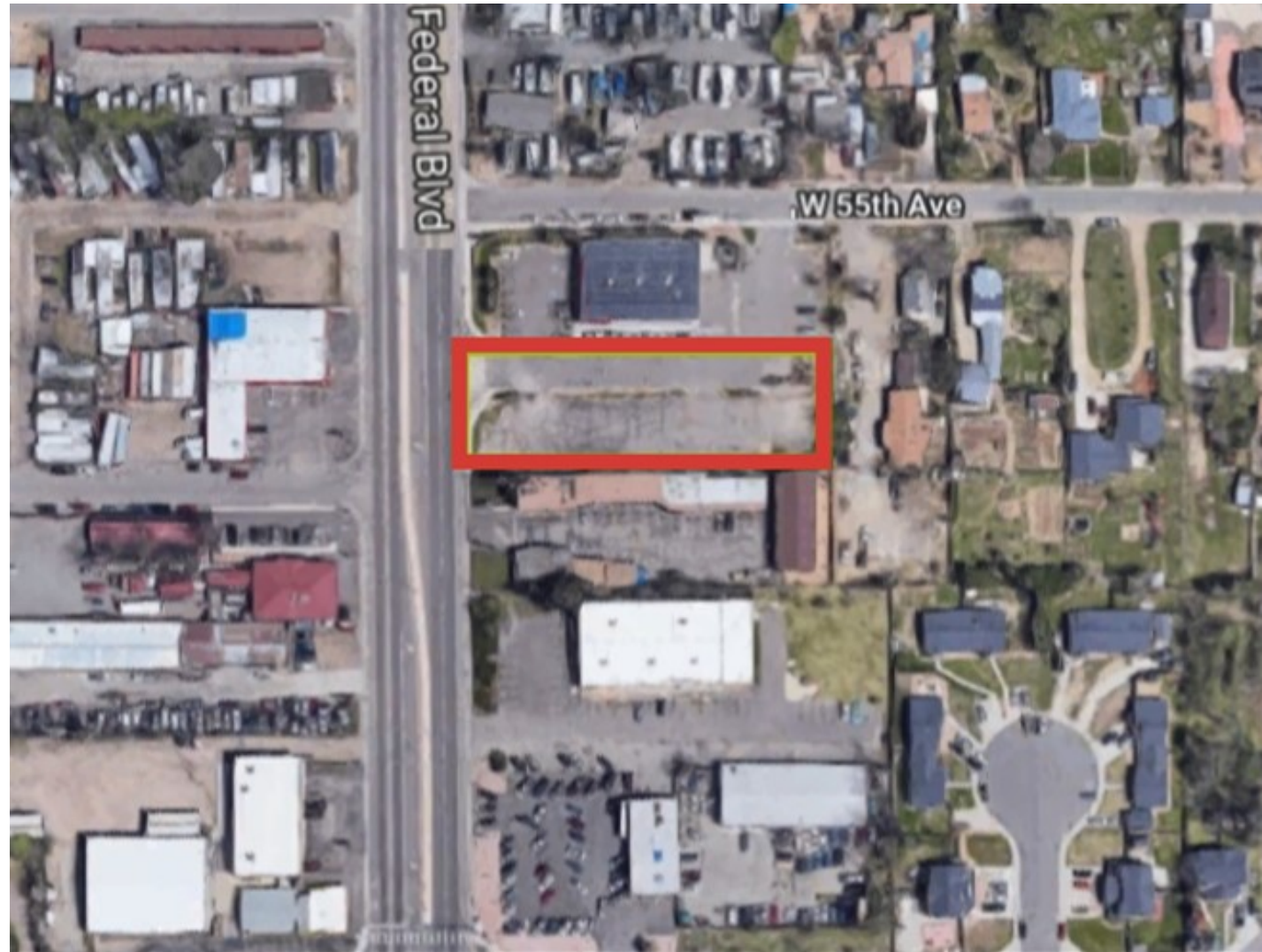


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FEATURES

- Rapidly Developing Area of Denver
- Shared Entrance and Egress w/ Advanced Auto Parts
- Benefit from Adams County Address for Ease of Development and from the Enterprise Zone Designation
- 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
- C-5 Zoning /PUD
- Taxes: \$6,072.66
- Municipal Water and Sewer



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