

**RE/MAX**

COMMERCIAL

## Development Land - For Sale

14750 W 82nd Avenue

Arvada, CO 80005



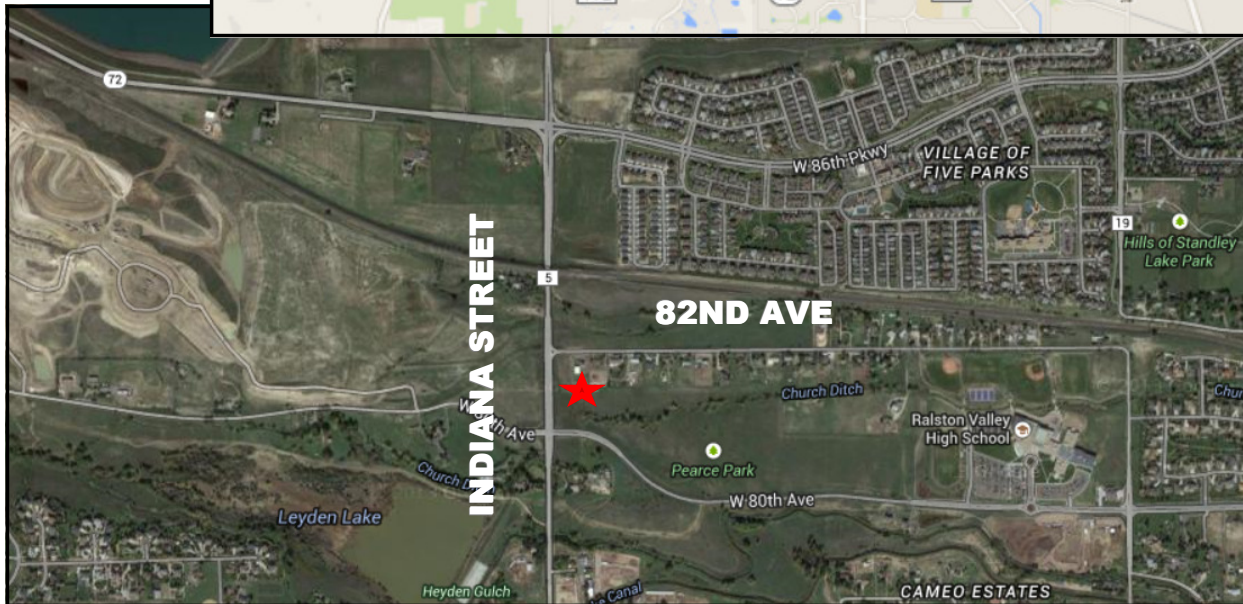
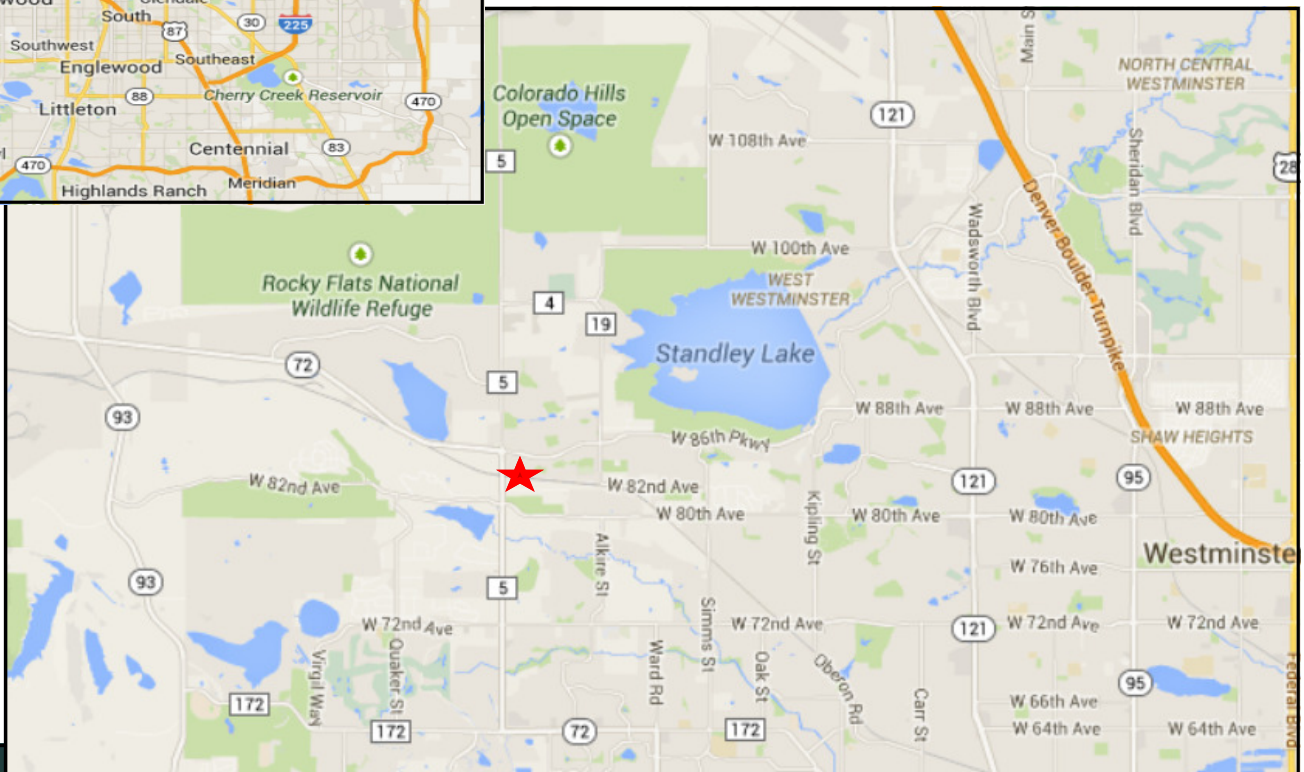
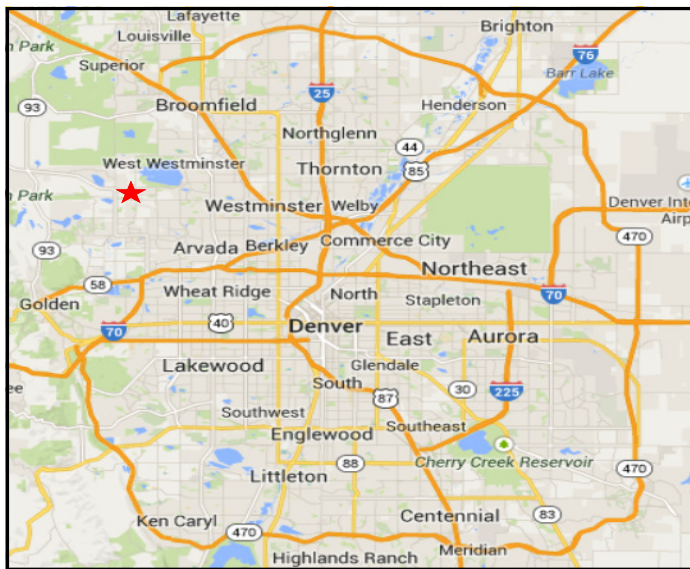
### PROPERTY HIGHLIGHTS:

- **PRICE:** \$230,000; \$5.00/SF
- **SIZE:** 1.05 ACRES; 45,939 SF
- **ZONING:** C- 1; COMMERCIAL, UNINCORPORATED JEFFERSON COUNTY
- **TAXES:** \$5,082 ('13)
- **TRAFFIC:** 18,000 VPD (CDOT, 2013)
- **COMMENTS:** CONTINUED RESIDENTIAL IN-FILL DEVELOPMENT SURROUNDS THE PROPERTY; PERFECT SITE FOR VARIOUS RETAIL USES (LIQUOR STORE, GAS STATION, MULTI-TENANT RETAIL CENTER, ETC.)

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The Property information above, while not guaranteed, is from sources we believe are reliable.