

INDUSTRIAL SITE FOR SALE
SALE PRICE: \$1,100,000**PROPERTY FEATURES**

Land Size	2.52 Acres
Building Size	5,000 SF
Zoning	B (Developing Business)
Access	Madison Ave & 7th St
Uses	Residential, Commercial, Business

**POTENTIAL FOR RESIDENTIAL OR
INDUSTRIAL REDEVELOPMENT**

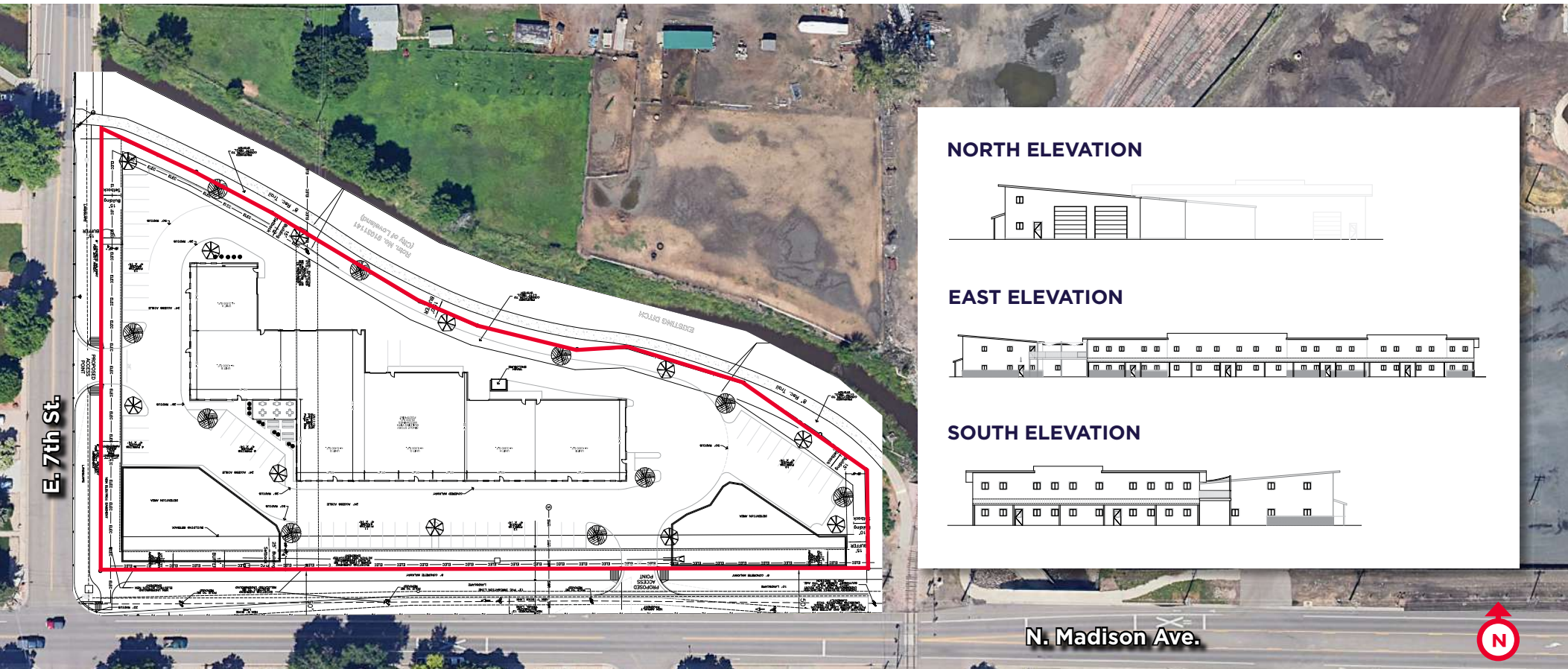
INDUSTRIAL CONCEPT SITE PLAN

HIGHLIGHTS

- 25,000 SF Conceptual Building with Mezzanine Opportunity
- Retail/Industrial/Flex Units
- Drive-in Loading

FEATURES

This location is well-suited for redevelopment of a multi-tenant industrial/flex complex that could feature small-bay industrial, for lease or for sale, suited to the wide array of small businesses throughout northern Colorado.



RESIDENTIAL CONCEPT SITE PLAN

HIGHLIGHTS

- 3 Building
- 2-Stories Each
- 36 Townhome/Apartment Units

FEATURES

Unique infill residential opportunity for townhomes (for rent/sale) at a location that is very close to retail and shopping amenities. There are large lot residential properties to the west and south giving this site a very open feel. Seller has pursued this concept with City Planning as depicted below.

