

12725 W Belleview Ave

1



City/County: **Littleton / Jefferson**
State/Zip: **CO, 80127**

Property Type: **Lnd / Mixed Use**
Lot Size Ac: **4.80 Ac.**
Lot Size SF: **209,088 SF**
Divisible: **No**
Frontage: - -
Depth: - -
Zoning: **PD**
Rail:

Min Div Ac.: **4.80 Ac.**
Max Contig Ac.: **4.80 Ac.**
Lease Rate: - - - -
Lease Rate/Ac: - -
Sale Price: **\$800,000**
Price/SF: **\$3.83 /SF**
Price/Ac: **\$166,666.67 /Ac.**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

MOTIVATED SELLER. Zoning is PD. Part of C-470 Corridor Plan which incorporates office, light industrial, etc. County would consider residential development as well. Previously a dog kennel and boarding facility.

12354 E Caley Ave Unit 1-B - 12354 E Caley Ave

2



City/County: **Centennial / Arapahoe**
State/Zip: **CO, 80111**

Property Type: **Ind / Light Industrial**
Bldg Size: **2,643 SF**
Year Built: **2005**
Docks/Drive-Ins: **- /1**
Clear Height: **11.00**
Land Area: **0.14 Ac.**
Zoning:
% Leased: **0%**

Available SF: **2,643 SF**
Max Contig: - -
Min Divisible: - -
Lease Rate/Type: - - - -
Operating Exp/SF: - -
Taxes/SF: - -
Sale Price: **\$295,000**
Price/SF: **\$111.62 /SF**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Flex space with attractively built out office component of 991 SF. Also ground floor and 2nd floor warehouse space. One drive-in door.

3550 N Chambers Rd

3



City/County: **Aurora / Adams**
State/Zip: **CO, 80011**

Property Type: **Lnd / Ind-Whse/Dist**
Lot Size Ac: **4.78 Ac.**
Lot Size SF: **208,291 SF**
Divisible:
Frontage: - -
Depth: - -
Zoning: **M-1**
Rail:

Min Div Ac.: **4.78 Ac.**
Max Contig Ac.: **4.78 Ac.**
Lease Rate: - - - -
Lease Rate/Ac: - -
Sale Price: **\$937,000**
Price/SF: **\$4.50 /SF**
Price/Ac: **\$195,955.41 /Ac.**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Light industrial ground fronting Chambers. Ready for development. Includes 1,630 SF home.

6280 Mississippi - 6280 Mississippi Ave

4



City/County: **Lakewood / Jefferson**
State/Zip: **CO, 80226**

Property Type: **Lnd / Ret-General**
Lot Size Ac: **0.44 Ac.**
Lot Size SF: **19,380 SF**
Divisible: **No**
Frontage: - -
Depth: - -
Zoning: **C1**
Rail:

Min Div Ac.: **0.44 Ac.**
Max Contig Ac.: **0.44 Ac.**
Lease Rate: - - - -
Lease Rate/Ac: - -
Sale Price: **\$69,500**
Price/SF: **\$3.63 /SF**
Price/Ac: **\$157,954.55 /Ac.**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Rare piece of commercial dirt in Lakewood. Perfect for retail, office and some industrially related trade uses. Possible Build-to-Suit. Owner Will Carry (OWC) with as little as 10% down. OWNER IS MOTIVATED!!



Chaffee Park Plaza - 4855 Pecos St

5



City/County: **Denver / Denver**
State/Zip: **CO, 80221**

Property Type: **Lnd / Ret-Freestanding**
Lot Size Ac: **1.31 Ac.**
Lot Size SF: **57,064 SF**
Divisible: **No**
Frontage: - -
Depth: - -
Zoning: **B3**
Rail:

Min Div Ac.: **1.31 Ac.**
Max Contig Ac.: **1.31 Ac.**
Lease Rate: - - - -
Lease Rate/Ac: - -
Sale Price: **Negotiable**
Price/SF: - -
Price/Ac: - -

Sale Contact: **Paragon Property Management / Sheryl McQuilliams (303) 902-3153**

Listing Notes:

57,064 SF/1.31 Acre Pad Site, with 9,275 SF buildable. Rezone 20,000 to 25,000 SF buildable with city approval. Drive-thru not approved; City would probably allow through rezoning. Surrounded by large commercial and residential populations providing strong daytime and evening population. Join Family Dollar, Cricket, Boost Mobile, Fred Loya Insurance and Colorado Range Market. Abundant parking.

1700 S Quebec St

6



City/County: **Denver / Denver**
State/Zip: **CO, 80224**

Property Type: **Lnd / Agri-Other**
Lot Size Ac: **10.66 Ac.**
Lot Size SF: **464,350 SF**
Divisible: **No**
Frontage: - -
Depth: - -
Zoning: **A2**
Rail:

Min Div Ac.: **10.66 Ac.**
Max Contig Ac.: **10.66 Ac.**
Lease Rate: - - - -
Lease Rate/Ac: - -
Sale Price: **\$1,995,000**
Price/SF: **\$4.30 /SF**
Price/Ac: **\$187,148.22 /Ac.**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

Prime infill site. Rezoning from A-2 would allow for multi-family, senior housing & care facilities, etc. Currently in Arapahoe County but Denver County has stated that they will accept the parcel.

1395 Water Valley Pkwy

7



City/County: **Windsor / Weld**
State/Zip: **CO, 80550**

Property Type: **Lnd / Mixed Use**
Lot Size Ac: **0.87 Ac.**
Lot Size SF: **37,749 SF**
Divisible: **No**
Frontage: - -
Depth: - -
Zoning: **RMU**
Rail:

Min Div Ac.: **0.87 Ac.**
Max Contig Ac.: **0.87 Ac.**
Lease Rate: - - - -
Lease Rate/Ac: - -
Sale Price: **\$188,745**
Price/SF: **\$5.00 /SF**
Price/Ac: **\$217,950.35 /Ac.**

Sale Contact: **Re/Max Professionals/ Greg Kelly (720) 297-4860**

Listing Notes:

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