

# FOR SALE

1.81 Acre - Commercial Land  
64th and Eldridge Street, Arvada



A great location with high exposure, high traffic corner of 64th Avenue & Eldridge Street. Located just west of the YMCA. If desired, there is a site plan approved for a 2 story 24,000 sq ft financial building with nearly all the engineering work completed. Ideal for many commercial/retail/office uses

<b>Lot Size:</b>	1.811 Acres
<b>Zoning:</b>	PUD BP (business Professional)
<b>Utilities:</b>	Adjacent to all utilities. Excel Electric & Gas Arvada Water & Sewer
<b>Price :</b>	\$1,275,000

**Price Reduced!!!**

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