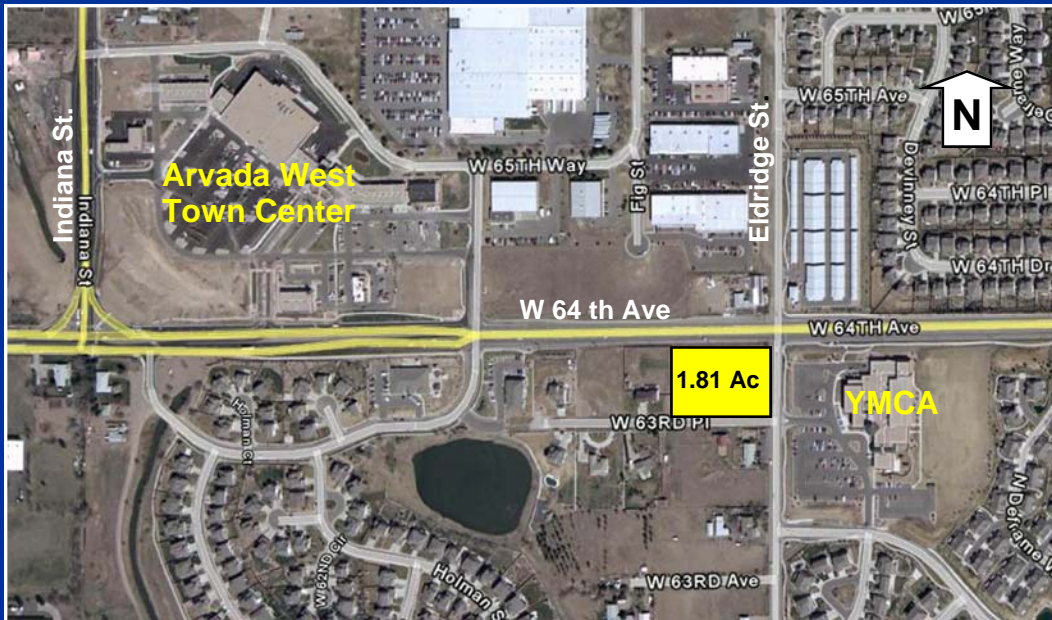


FOR SALE

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.

Lot Size:	1.811 Acres
Zoning:	PUD BP (Business Professional)
Utilities:	Adjacent to all utilities. Excel Electric & Gas Arvada Water & Sewer
Price:	\$785,000.00

Price Reduced AGAIN!!!

Ken Kanemoto, CCIM
ken@LongmontCommercial.com
(303)772-2222



Prudential
Rocky Mountain, REALTORS®