

# 310, 360, 390 AMBROSE STREET

ERIE, CO 80516

OFFERED AT

**\$23/SF**

ZONING

**PD**

(Planned Development)

**390**

58,806SF  
(1.35 Acres)

**360**

65,340 SF  
(1.5 Acres)

**310**

61,289 SF  
(1.407 Acres)

- Pad ready and divisible
- Water/sewer/detention in place
- Roughed in electrical and gas
- Established metro district at 37 mils
- Located in the heart of Erie
- 8,275+ Vehicles Per Day
- Many uses possible. Call brokers!

LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](http://MarketRealEstate.com)



**PAD SITES FOR SALE  
IN THE HEART OF ERIE, CO**

**HEIDI SCHAMBER**

303 444 4344

Heidi@MarketRealEstate.com

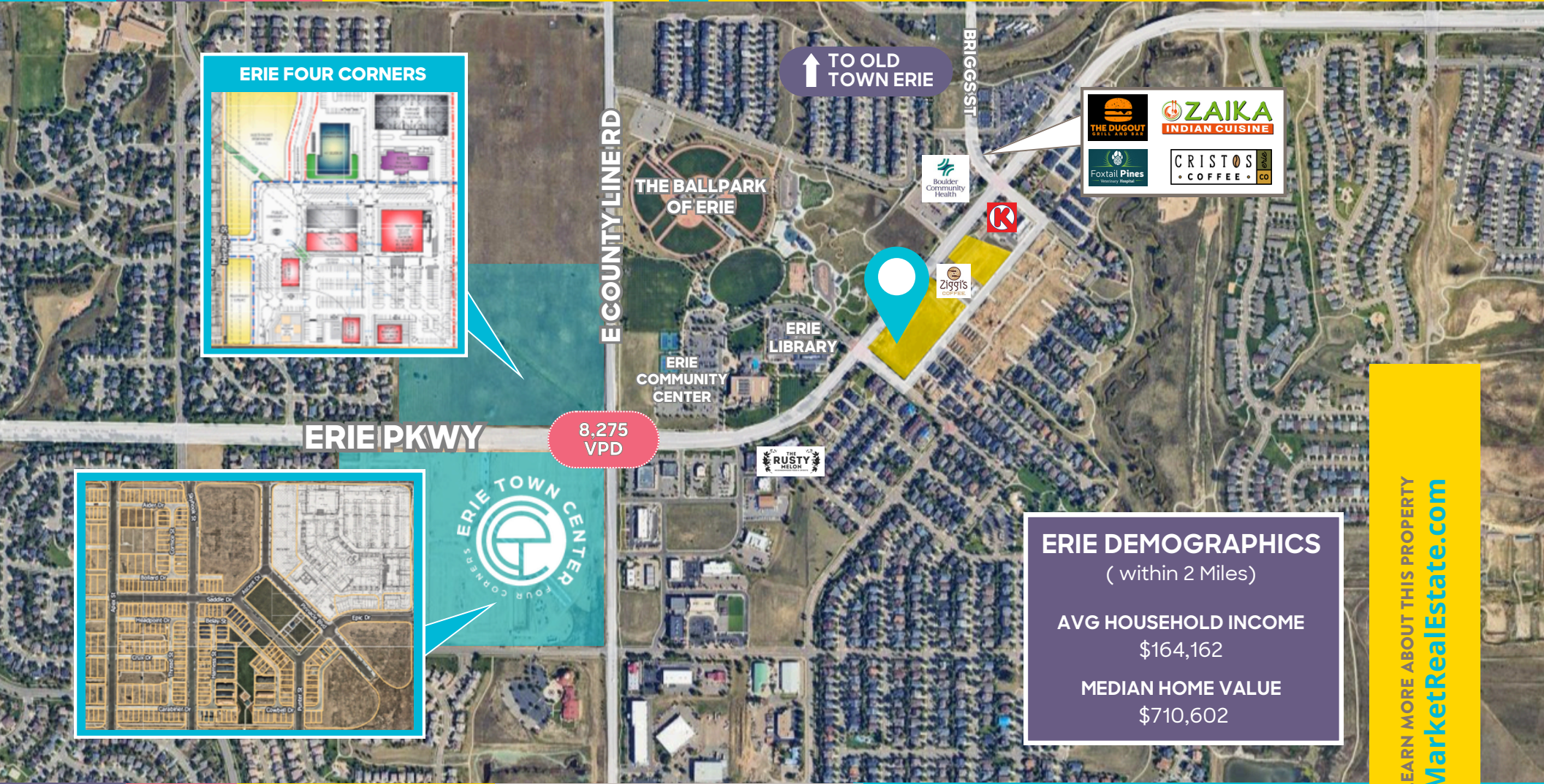
**ANNIE LARNER**

303 444 1344

Annie@MarketRealEstate.com

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**ERIE DEMOGRAPHICS**  
( within 2 Miles)

**AVG HOUSEHOLD INCOME**  
\$164,162

**MEDIAN HOME VALUE**  
\$710,602

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