

FOR SALE

LAND | 1.76 - 4.06 AC | ~~\$3,200,000~~

NOW OFFERED AT \$2,500,000

6109 W 48TH AVE
& 6105 W 49TH PL
WHEAT RIDGE, CO 80033



Public Storage



DIGBY
COMMERCIAL ADVISORS

15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
720.843.1330 | WWW.DIGBYCOMMERCIAL.COM

Tanner Digby, SIOR

President

O. 720.843.1330 Ext. 104

C. 720.402.7578

E. Tanner@DigbyCommercial.com

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DEVELOPMENT OPPORTUNITY



(1) 6109 W 48th Ave
(1.76 AC)

(2) 6105 W 49th Pl
(2.3 AC)

PROPERTY HIGHLIGHTS

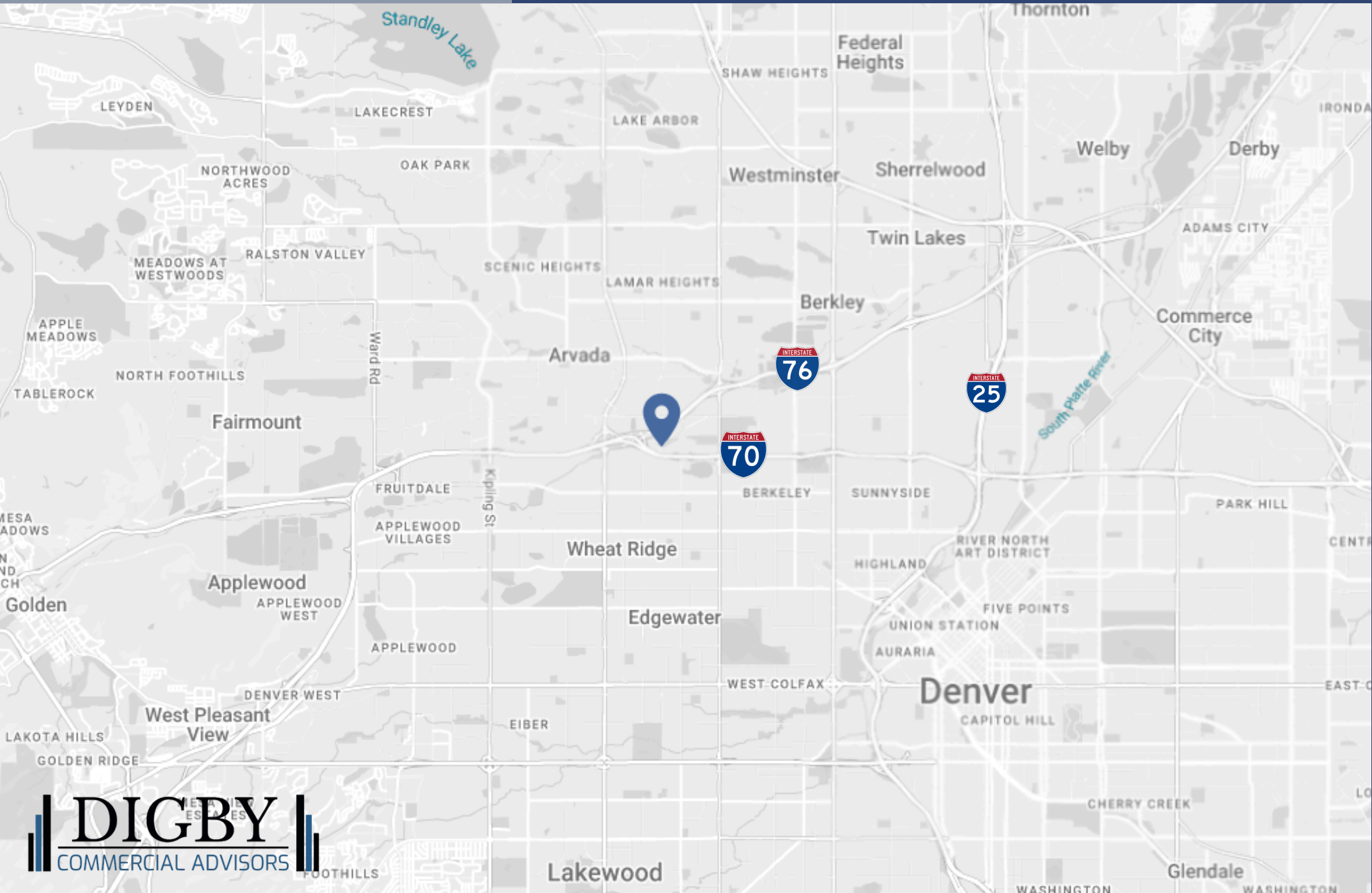
- I-70 Exposure
- Prime Redevelopment Site
- Easy Access to Major Freeways I-70, I-76, and I-25
- Flat Topography

SUMMARY

PRICE	\$2,500,000
LOT SIZE	1.76 Acres Up To 4.06 Acres
ZONING	C-1 & R-2 (Wheat Ridge Split Zoning)
TAXES	Parcel 1: \$2,715.62 Parcel 2: \$6.942.22

LOCATION MAP

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LISTED BY: DIGBY COMMERCIAL ADVISORS



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ABOUT US

Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over \$250,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

Digby Commercial Advisors is committed to delivering outstanding results and tailored solutions for every client. Our proven track record of success, backed by extensive market knowledge and trusted industry relationships make us a leading resource for all commercial real estate needs.

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