

8581

ROSEMARY ST

COMMERCE CITY, CO 80022

\$750,000

SALE PRICE



LAND APPROVED FOR AUTO DEALERSHIP

17,713 SF (0.48 AC)

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UNIQUE
PROPERTIES



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PROPERTY HIGHLIGHTS

Address	8581 Rosemary Street
City, State, Zip	Commerce City, CO 80022
County	Adams
Sale Price	\$750,000
Lot Size	0.48 Acres

PROPERTY DESCRIPTION

This rare .48 acre corner parcel has full site plan approval for a future auto dealership. Approved plans are included in the sale, allowing a qualified buyer to move directly toward building permits and construction. Existing garages and vacant residence allow for onsite storage and operations during permitting/construction.

Whether you are an automotive dealer ready to capitalize on a fully entitled site, or an investor looking to acquire a corner lot with built-in development upside, 8581 Rosemary Street represents a rare find. The heavy lifting on entitlements is done.

Buyers are encouraged to independently verify all zoning, use, and development requirements with Adams County and the City of Commerce City.

- Lot Size: Approx. 0.48 acres — high-visibility corner position at Rosemary Street & 86th Avenue
- Existing Structures: Two oversized garages (approx. 26' x 30' each) totaling over 1,500 sq. ft. of covered workspace, plus a 736 sq. ft. residential structure (2 bed/1 bath)
- Entitlement: Approved car dealership occupancy — plans and approval documents transfer with the sale
- Zoning: Unincorporated Adams County — buyers seeking alternative uses should consult Adams County and the City of Commerce City
- Enterprise Zone: Property may qualify for Colorado Enterprise Zone incentives, potentially offering significant tax benefits to the incoming business owner



AERIAL MAP



LOCATION MAP



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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