

FOR SALE

5375 W 60TH AVE

ARVADA, CO 80003

LAND | ZONING: MX-N (JEFFCO) | \$700,000



DIGBY
COMMERCIAL ADVISORS

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PROPERTY INFORMATION

5375 W 60TH AVE
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SALE PRICE	\$700,000
LOT SIZE	0.7 AC
TYPE	LAND (JEFFCO)
ZONING	MX-N
TAXES	\$4,115.52



PROPERTY HIGHLIGHTS

- 0.7 AC infill | MX-N zoning (by-right) – no rezoning required
- Flexible residential development play
- No density cap | 35' height limit
- Supports townhome or single-family product
- Transit-driven upside – within ½ mile of G Line
- School land dedication fees waived (park fees apply)
- Utilities in place – 12" main (W 60th) + 8" main (Ames) with individual tap availability

AERIAL PHOTO

5375 W 60TH AVE
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W 60TH AVE

AMES ST

LOCATION MAP

5375 W 60TH AVE
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