



PRICE REDUCED!!



**STANDALONE RETAIL/OFFICE BUILDING -
LOWELL BLVD FRONTAGE**

6900 LOWELL BLVD

WESTMINSTER, CO 80221

Property Summary

- Functional Floorplan for Small Retail/Office Users
- Recently Renovated
- Located Directly Next to Westminster Station w/ Bus & Light Rail Access to Downtown Denver
- Convenient Access to Hwy 36, I-25, I-76, & Hwy 270
- Development Potential – See Page 3 of Brochure
- Ample On-Site Parking

Property Features

Sales Price:	\$575,000 \$499,000
Lease Rate:	\$3,000/Month + Utilities
County:	Unincorporated Adams
Zoning:	P-U-D (Unincorporated Adams County)
Land Size:	8,276 SF
Building Size:	1,360 SF
Parking:	11 Spaces

FOR MORE INFORMATION:



(Lead)

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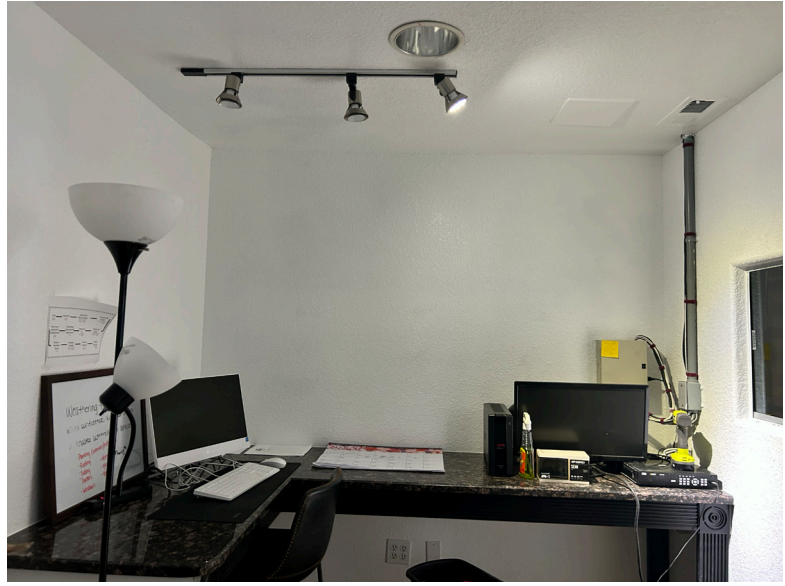
Brett MacDougall

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PROPERTY PHOTOS



DEVELOPMENT / ASSEMBLAGE **OPPORTUNITY**



- Contact Broker for Pricing and Information on Development Opportunity
- +/- 2.9 Acres Between 4 Parcels
- Land Use Assumptions:
 - Annexation into Westminster - already a stated goal within the city's comp plan
 - Rezone to General Neighborhood Mixed Use - Zoning allows for Single Family, Townhomes, or Multi-Family
 - Ability to go up Four (4) Stories with Eighteen (18) Dwelling Units/Acre (Higher Density Possible)
- *Assumptions are Based off Discussions with the City of Westminster

CONTACT BROKERS FOR MORE DETAILS.

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