

6.2 ACRES — C-4 COMMERCIAL LAND

Comanche Drive • Strasburg, CO • \$360,000



PROPERTY DETAILS

- 6.213 acres | Parcel #R0082092 | Unincorporated Adams County
- C-4 Commercial Zoning — wide range of permitted uses
- 30 minutes to DIA | 40 minutes to downtown Denver | I-70 corridor
- Comanche Drive frontage | Adjacent to residential and commercial growth

PERMITTED USES (C-4 ZONING)

Automotive Dealership • Automotive Repair • Commercial Retail • Restaurant / Drive-Through
Gas / Convenience Store • Car Wash • Animal Hospital • Day Care Center
Most General Retail & Service Uses • Accessory Outdoor Storage (up to 25% of building area)