



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~~ \$475,000

Lease Rate: \$2,800/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)

Michael DeSantis

Vice President

303.512.1194

mdesantis@uniqueprop.com

(Lead)

Hudson Cramer

Broker Associate

303.512.1154

hcramer@uniqueprop.com

Brett MacDougall

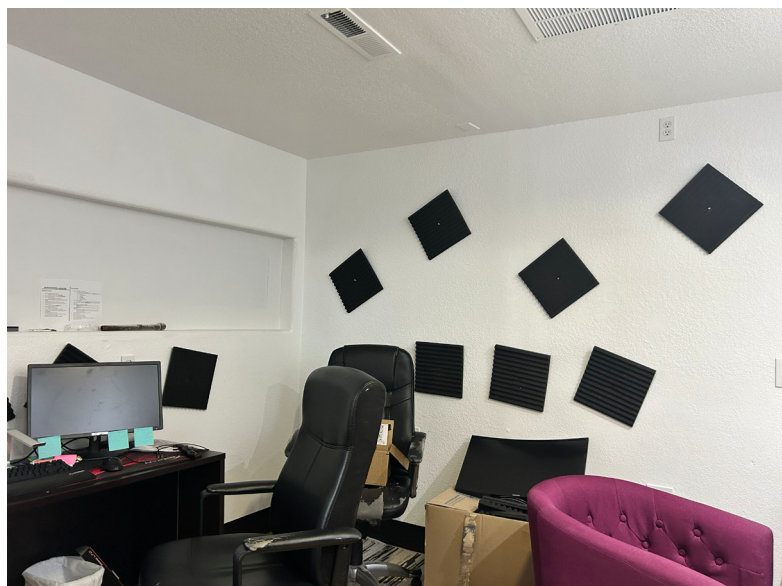
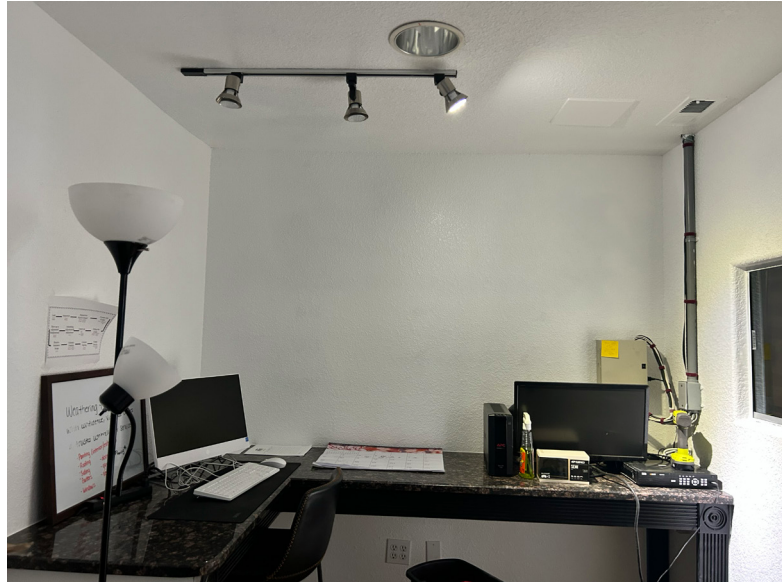
Vice President

303.512.2736

bmacdougall@uniqueprop.com

Unique Properties
400 S Broadway | Denver, CO 80209
303.321.5888 | UNIQUEPROP.COM

PROPERTY PHOTOS





- 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.

6900 LOWELL BLVD

WESTMINSTER, CO 80221



FOR MORE INFORMATION:



(Lead)

Michael DeSantis

Vice President

303.512.1194

mdesantis@uniqueprop.com

(Lead)

Hudson Cramer

Broker Associate

303.512.1154

hcramer@uniqueprop.com

Brett MacDougall

Vice President

303.512.2736

bmacdougall@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.