



**COVERED LAND PLAY WITH STRONG INCOME
 NEXT TO WESTMINSTER LIGHT RAIL STATION**

6890 LOWELL BLVD

WESTMINSTER, CO 80221

Property Summary

- **Transit-Oriented Covered Land Play:** High-quality infill location with a quick path to entitlements, all generating stable self-storage income.
- **Assemblage Opportunity:** Ability to acquire adjacent parcels and control a contiguous site of approximately 3 acres.
- **Strong Upside in Income:** Significant opportunity to increase revenue through lease-up of vacant units and management optimization.
- **High Barriers to Entry:** Limited availability of comparable land parcels in the immediate area enhances long-term value at scale – see page 2 for assemblage opportunity.
- **Annexation & Redevelopment Potential:** Property can be annexed into the City of Westminster, unlocking zoning that allows up to ±18 units per acre, creating a highly desirable for-sale or for-rent housing community. Contact Brokers for path to entitlements.

Property Features

Price:	\$2,650,000
Lot Size (Includes 3521 W 69th):	102,514 SF / 2.35 AC
Total Units (Non Climate Controlled):	130
Building Size (Combined):	11,952 SF
Year Built:	1965
City/County:	Unincorporated Adams
Zoning:	C-5
Property Type:	Self Storage / Development
Taxes:	6890 Lowell: \$33,915 3521 W 69th: \$2,708

FOR MORE INFORMATION:



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PRIME TOD ASSEMBLAGE

DEVELOPMENT OPPORTUNITY W/ INCOME



- Contact Broker for Pricing and Information on Development Opportunity
- 3 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.

PROPERTY PHOTOS



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