

FOR SALE | 2.3 ACRES

TOD - HIGH DENSITY RESIDENTIAL DEVELOPMENT SITE

11910 W 52nd Ave, Wheat Ridge, CO 80033



99,665 SQ FT | \$2,100,000

Property Summary

Site Size:	99,665 SF (2.3 Acres)
Current Zoning:	MUC-C TOD
Offered at:	\$2,100,000.00
City/County:	Wheat Ridge/Jefferson
Location:	Doorstep of Wheat Ridge-Ward Station Light Rail Stop

Description

- Rare In-fill Property that was zoned in 2024 - Great High Density Residential Opportunity for Developer
- Site is flat and rectangular with frontage on 52nd Avenue and Taft Court
- 1-2 minute walk to Wheat Ridge/Ward Road Station Light Rail
- Across the street from the Parallel Apartments - 280 Unit (Apartment Building - 1,2, and 3 Bedroom Apartments)
- Recent upgrades on 52nd Avenue by the City of Wheat Ridge
- Former Jolly Rancher Site
- All wet and dry utilities are immediately adjacent to property (Valley Water and Fruitdale Sanitation)
- 3 minute drive to I-70/Ward Road Interchange
- Currently site is RV/Boat Storage

For more information, please contact:

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www.ModernRECommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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TOD - Transit Oriented Development. Site Size: 99,665 SF (2.3 Acres). Rezoned: Property was rezoned from I-E (Industrial) to MUC-C TOD (Mixed Use) in 2024. The City of Wheat Ridge will allow either a) a legally non-conforming use consistent with the historical use on the site (RV & Boat Storage) or b) new development that complies with the MUC-C TOD Zoning classification. Offered at: \$2,100,000. City/County: Wheat Ridge/Jefferson. Location: Doorstep of Wheat Ridge-Ward Station Light Rail Stop. Urban Renewal Commitment: Previous Development efforts yielded \$2.2 million reimbursement commitment for eligible public infrastructure from the City of Wheat Ridge Urban Renewal Authority and \$340k contribution from Fruitdale Sanitation District towards off-site sewer system improvements.



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Wheat Ridge-Ward Station



Wheat Ridge-Ward Station
Minutes walk from 11910 W 52nd Ave



West side of 11910 W 52nd Ave

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Parallel Apartments - 280 Units Recently Opened



Across Street to East of 11910 W 52nd Ave

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The Ridge at Ward Station Townhomes

Hance Station Townhomes

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