



**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: \$1,600,000

**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

NOI / Income: Contact Broker for Details

FOR MORE INFORMATION:



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Unique Properties
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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

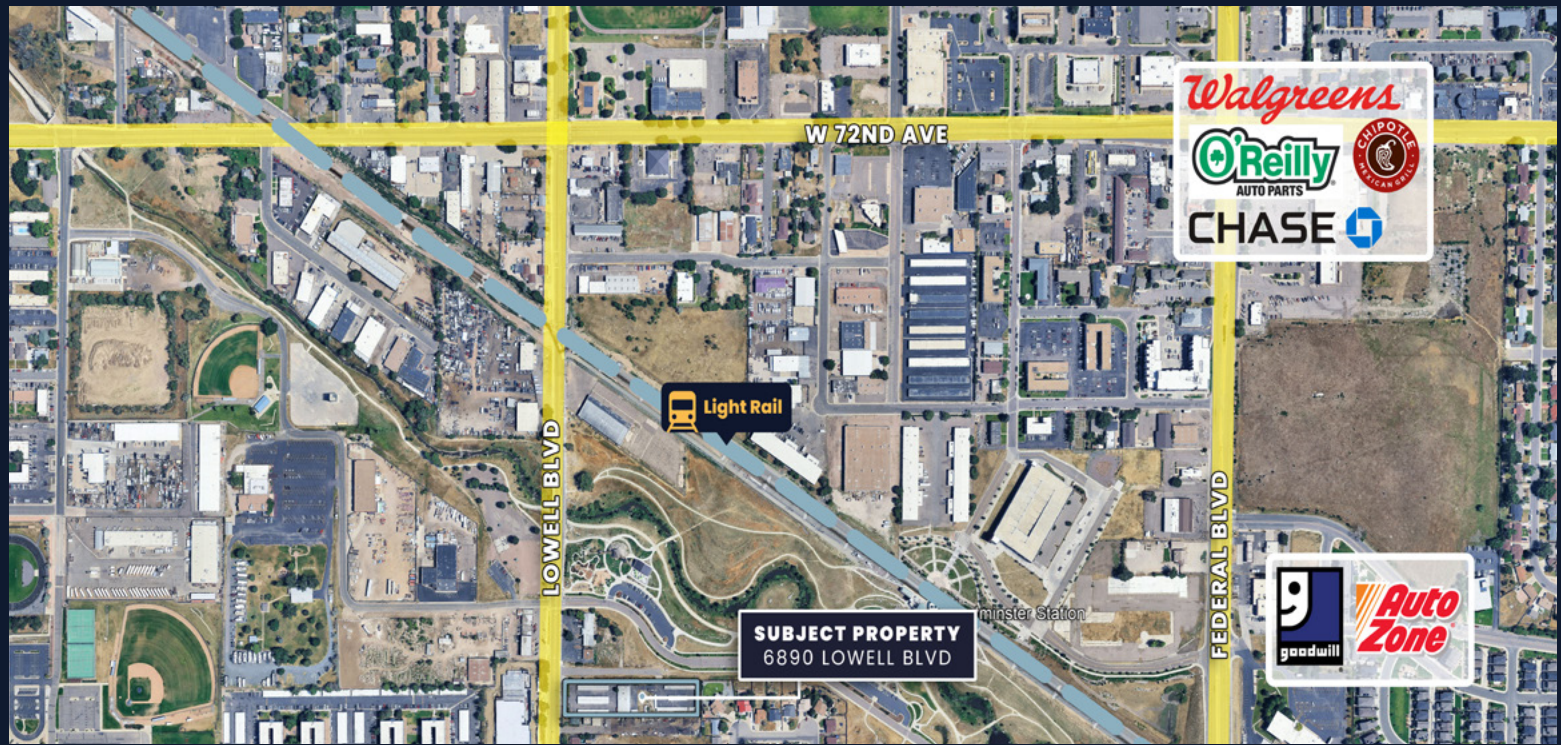
CONTACT BROKERS FOR MORE DETAILS.

PROPERTY PHOTOS



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