

# 14448 W. 96th ave.



## Residential or Commercial Development Opportunity

Arvada, CO 80005

**SCOTT A. MARCUM**

Commercial Broker

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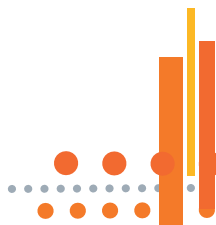
Loopnet / CoStar / Xceligent /  
OfficeSpace.com

**SALE PRICE: \$2,264,000.00**  
(\$200,000 per acre)

- LOT SIZE: 11.32 Acres consisting of:
  - SE Corner of 96th & Indiana St.
  - Hard Corner with traffic signal
  - Currently Landscaping Co. Use
  - NE of burgeoning Candela's Development
  - Adjacent to Future Jefferson Parkway Toll
- Unincorporated Jefferson County
- Commercial Well
- **ZONED:** Agricultural A-2
- **2017 Property Taxes:** \$4,368.36



No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.



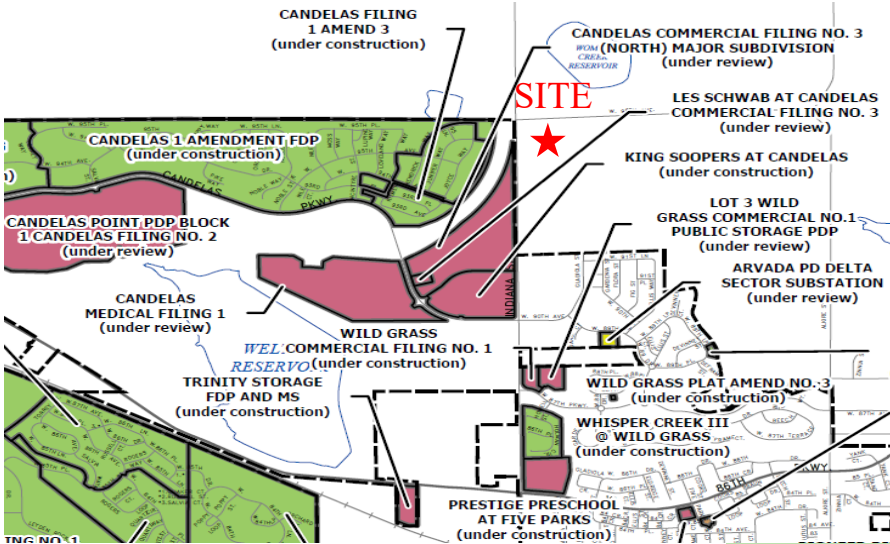
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SOURCE: City of Arvada  
Development Projects map  
January 2018

SOURCE: Jefferson Parkway  
Public Highway Authority  
(JPPHA) 8/23/2016



Current Corner Property is ideal site for a Developer with immediate access to Indiana St., just minutes away from Hwy 72 & Hwy 93.

The immediate area is experiencing incredible growth with Whisper Creek and Candela's mixed use

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