

LAND SALE

5445 Ward Rd., Arvada, CO 80002



Asking \$350,000

.86 Acre Lot



MARCUM
Commercial Advisors

SCOTT A. MARCUM

Commercial Broker

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(c) 303.437.5590

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Marcum Commercial Advisors
11457 W. I-70 Frontage Rd. N.
Wheat Ridge, CO 80033

- 38,000—40,000 Vehicles Per Day on Ward Rd.
- Unique and scenic Western views of the Boulder Flatirons.
- PUD - I / City of Arvada Zoning allows for a variety of retail/office/warehouse uses.
- Easy access to West I-70 as well as new 2019 RTD Gold Line parking lot located at Ward Rd. & 49th.
- Ideal for owner user for all or a portion with income from leasable SF.
- 14,000 SF Build-to-Suit option available by experienced owner developer.

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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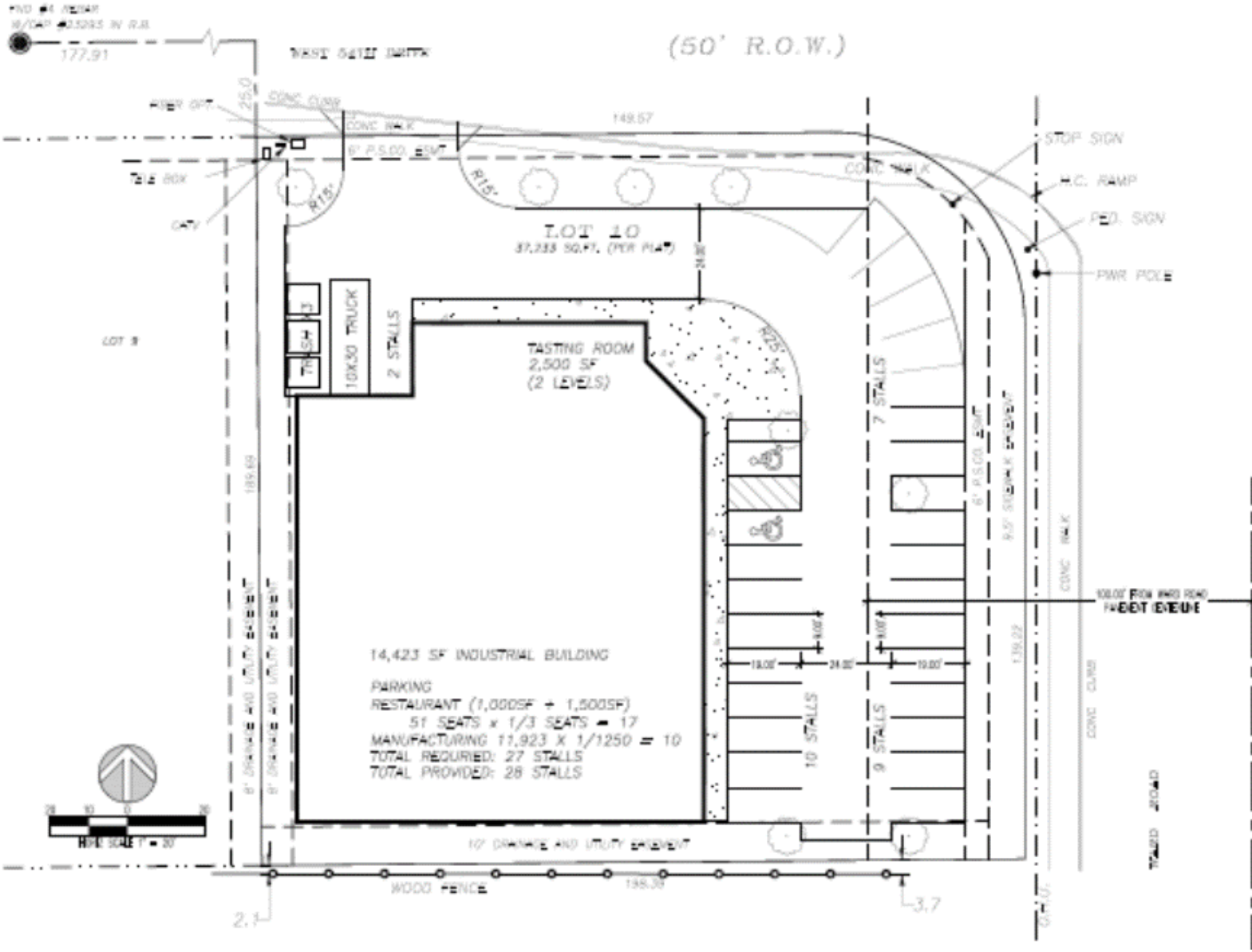


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