

# 2100 W. 92ND AVENUE, FEDERAL HEIGHTS



## COMMERCIAL DEVELOPMENT OPPORTUNITY

### CONTACT:

[MICHAEL-RYAN MCCARTY](#)

(303) 442-1040

[WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)

LOT SIZE:

1.5 ACRES

SALE PRICE:

\$175,000

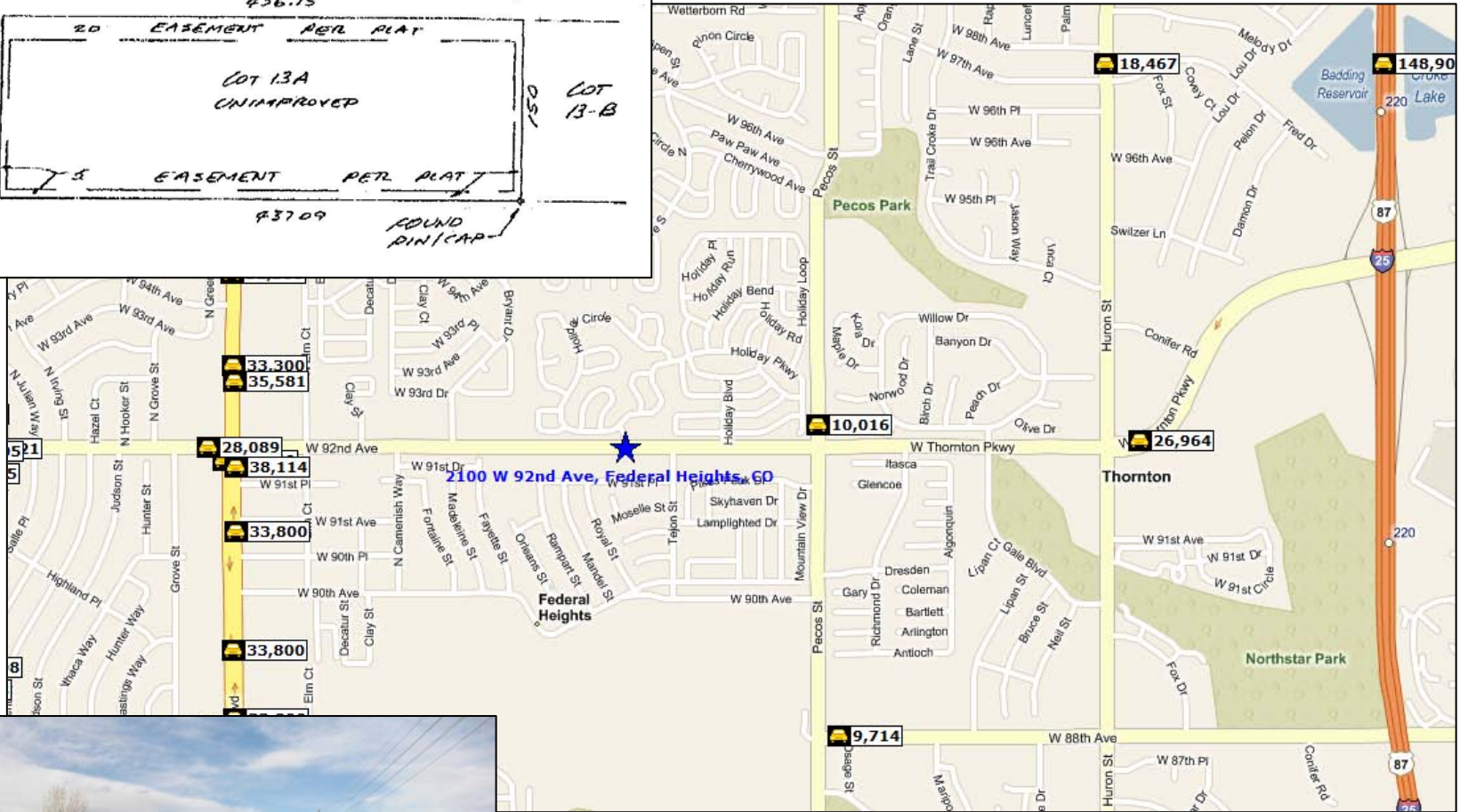
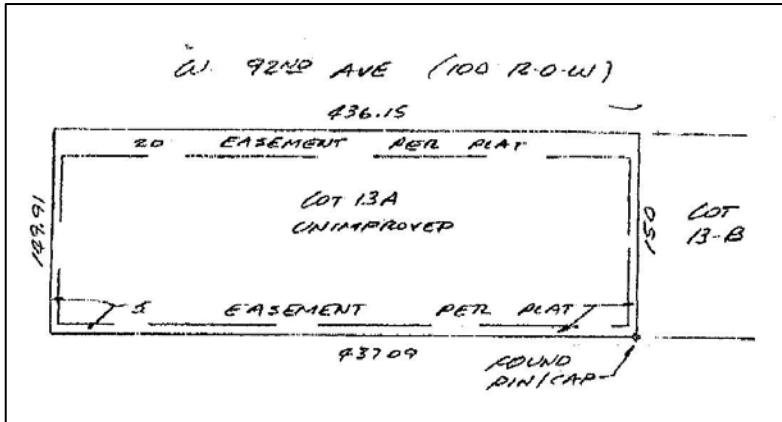


- GOOD VISIBILITY & REASONABLE TRAFFIC SPEEDS
- EASY ACCESS TO I-25
- CONSIDERED THE "MAIN STREET" OF FEDERAL HEIGHTS
- FUTURE CITY PLANS TO CREATE A BOULEVARD WITH NEW MEDIAN & DECORATIVE ELEMENTS
- GOOD POTENTIAL USES INCLUDE SMALL SCALE RETAIL SERVICES, MEDICAL, DENTAL, DAY CARE, PRESCHOOL, RESTAURANT, BANK, CHURCH, & GAS STATION
- TRAFFIC COUNTS OF 28,000 VPD
- ALSO AVAILABLE FOR LEASE
- OWNER FINANCING AVAILABLE WITH \$80,000 DOWN

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.



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302