

~ See Reverse for Additional Information ~



3801 Godding Hollow Parkway Frederick

General Information:

Style	Ranch
Bathrooms	6
Heating	Gas Forced Air
Cooling	Central Air
Year Built	1994

Dimensions:

Total Square Feet :	3000
Lot Size :	1.395 Acres



\$495,000

Simply a prime location and setup for what was a Montessori School for a capacity of seventy children... 3000 square foot building set upon 1.395 acres with a magnificent ball field and outdoor play area. Incredibly immaculate and well-maintained, this property offers tremendous potential for a daycare facility, a church, a school... or with some modification, the perfect show-room / industrial / office building with yard area and ample parking.

Strategic location between Denver and Fort Collins on I-25 Corridor – VERY easy access to I-25. Co-listed by Keller Williams and Gibbons White.

Please contact Tara Boston at 303.921.9100 with questions or showings.



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