



1.06 AC AND BUILDING FOR SALE

Land And Car Wash

8081 & 8097 Federal Blvd | Westminster, CO 80031



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LAND AND CAR WASH

8081 & 8097 FEDERAL BLVD | WESTMINSTER, CO 80031



OFFERING SUMMARY

Sale Price:	
8097 Federal (Hard Corner)	
And 8081 Federal Combined	\$885,700
Lot Size:	
8081 Federal 0.74 Acres	32,409 SF
8097 Federal 0.32 Acres	13,939 SF
Total Combined 1.06 Acres	46,348 SF
Building Size: 8097 Federal	1,000 SF
APN: 8081 Federal	0171929322002
8097 Federal	0171929322015
Water Tap:	1 1/2"
City:	Westminster, CO
County:	Adams

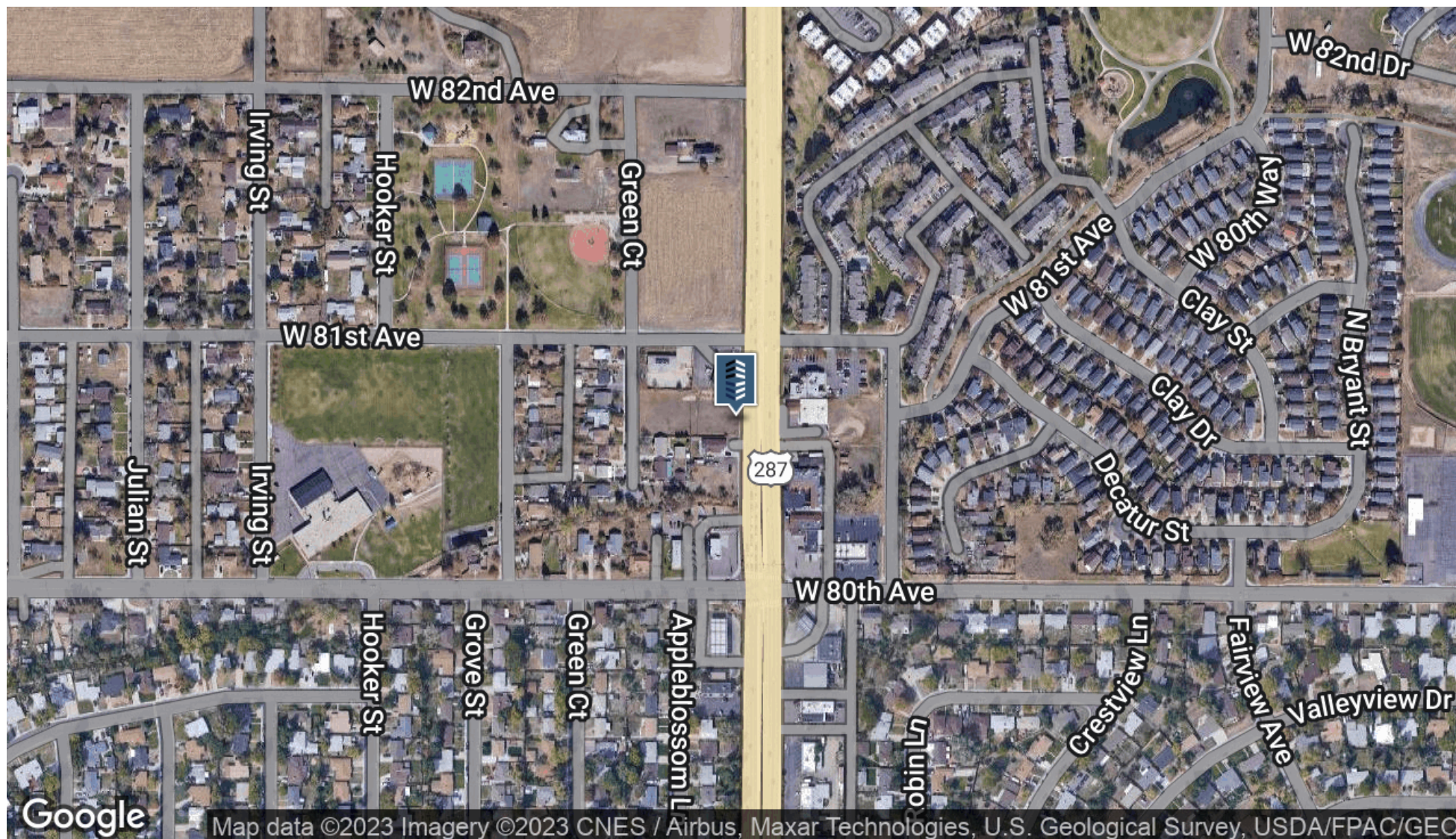
PROPERTY OVERVIEW

Great Location at the SW Corner of 81st Avenue and Federal Blvd (U S 287)
 Frontage on Federal Blvd Totals 228 Feet
 Existing Car Wash is Operable and Included in the Sale
 Existing Westminster Zoning Includes B-1, R-3 and PUD, allowing Many Types of Development
 Located in both the Enterprise Zone <https://oedit.colorado.gov/enterprise-zone-program> and Opportunity Zone <https://oedit.colorado.gov/colorado-opportunity-zone-program>
 This Property is Offered at a Significantly Reduced Price in "As Is" Condition

PROPERTY HIGHLIGHTS

- Owner/User or Re-Development Property
- High Traffic Counts: Federal @ 81st - 40,810 VPD (2022)
- South Lot is Accessible from Federal and also from N. Green Ct.
- Total Land Area Offered Equals 1.06 acres
- Existing 3 Bay Car Wash is Operating, Contact Broker.





	0.5 MILES	1 MILE	1.5 MILES
Total households	1,462	6,519	16,305
Total persons per hh	2.8	2.8	2.8
Average hh income	\$73,133	\$67,741	\$66,408
Average house value	\$261,329	\$272,649	\$246,959

	0.5 MILES	1 MILE	1.5 MILES
Total population	4,055	18,352	45,984
Median age	33.9	34.4	33.5
Median age (male)	34.6	33.6	33.1
Median age (female)	33.3	34.3	33.5

About Westminster

The City of Westminster is located in Adams and Jefferson Counties, Colorado. Westminster is approximately 9 miles north-northwest from Downtown, Denver.

