UNIQUE PROPERTIES SM

TCN WORLDWIDE REAL ESTATE SERVICES

1.06 AC AND BUILDING FOR SALE

Redevelopment Land With Car Wash

8081 & 8097 Federal Blvd | Westminster, CO 80031

PRICED REDUCED TO $799,000!

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UNIQUE PROPERTIES

1.06 AC FOR SALE

LAND AND CAR WASH

8081 & 8097 FEDERAL BLVD | WESTMINSTER, CO 80031

OFFERING SUMMARY

Sale Price:	
8097 Federal (Hard Corner)	
And 8081 Federal Combined	**NOW $799,000** ~~$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

The property is located mid-way between the new Upland Development, with 2,350 new homes planned, and the Boulder Turnpike (US 36) with anticipated increasingly high traffic counts.
Frontage on Federal Blvd totals 228 Feet
Existing Westminster Zoning includes B-1, R-3 and PUD, allowing Many Types of Development
Located in both the Enterprise Zonehttps://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

- Re-Development Property or Owner/User
- 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 and included.

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ADDITIONAL PHOTOS

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LOCATION MAP

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AREA DEMOGRAPHICS

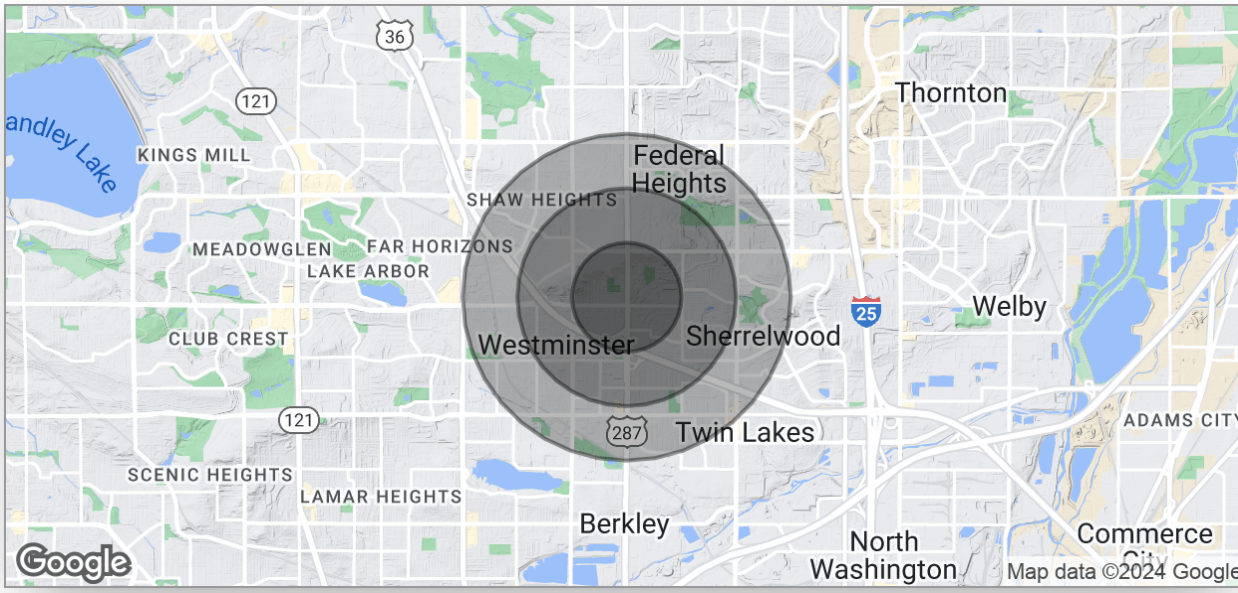
	0.5 MILES	1 MILE	1.5 MILES
Total households	1,462	6,519	16,305
Total persons per hh	2.8	2.8	2.8
Average hh income	$73,133	$67,741	$66,408
Average house value	$261,329	$272,649	$246,959

	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

Smack dab between Denver and Boulder, Westminster has prime proximity to both the exceptional intellectual capital available in Boulder, as well as the incredible millennial workforce in the Denver metro area. It is also right in the heart of the U.S 36 Tech Corridor connecting Denver to Boulder!

The City of Westminster is a home rule municipality located in Adams and Jefferson counties, Colorado, United States. The city population was 116,317 at the 2020 United States Census with 71,240 residing in Adams County and 45,077 residing in Jefferson County. Westminster is the eighth most populous city in Colorado.



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