

COMMERCIAL LOT DEVELOPMENT SITE – HUGE PRICE REDUCTION!

402 S Potomac Way, Aurora, CO 80012

FOR SALE

BUILDING SITE JUST WEST OF I-225



PROPERTY DESCRIPTION

Office/Flex For Development Site

PROPERTY HIGHLIGHTS

- Copies of building plans and survey available
- Shared parking lot in place
- Curb, gutters, sidewalk, fence and trees in place
- Dental office next door (see photo within)
- Walkable to 2nd & Abilene light rail station and Aurora Metro Center – both under 1 mile
- Zoning – MU-OI – mixed-use Office/Institutional
- Low impact and moderate scale commercial activities
- Limited retail services
- Highway visibility available
- Convenient access to I-225

OFFERING SUMMARY

Sale Price:	\$285,000.00
Zoning:	MU-OI
Lot Size:	0.37 Acres



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