

EXCELLENT COMMERCIAL OPPORTUNITY ALONG PARKER'S NEWEST CORRIDOR

11102 N. Pine Dr. , Parker, CO 80138

FOR SALE



PROPERTY DESCRIPTION

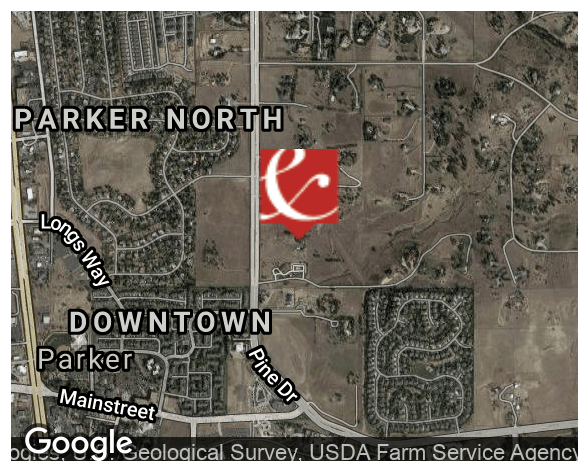
Looking to develop a commercial corridor

PROPERTY HIGHLIGHTS

- Currently available as a day care site in Douglas County. Annex and rezone into the Town of Parker and the first to add neighborhood services to an under served area.
- The recent expiration of an Intergovernmental Agreement (IGA) has now made this location available to annex into the Town of Parker.
- Approximately 4.6 acres and possible expandable into a full 9 Acre development site.
- Unique opportunity for a developer looking to move away from the over developed Parker Road corridor.
- Take advantage of the quickest way from E-470 to Mainstreet.
- The Town would love to see new commercial here. There is a possibility of approval for residential (senior care and/or senior care services) here.

OFFERING SUMMARY

Sale Price:	\$1,360,500
Lot Size:	4.6 Acres
Building Size:	1,330 SF



TOM KAUFMAN

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

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ANTONOFF
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Retailer Map

Antonoff & Co. Brokerage, Inc.

Denver, CO 80202

1528 Wazee Street

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antonoff.com