



Commercial Land For Sale

Strasburg, CO 80136



PROPERTY INFORMATION

Lot Size:	17.287± Acres
Frontage:	250'± on E. Colfax Ave.
Frontage:	650'± on Comanche Dr.
Zoning:	C-4 (Adams County)
Taxes:	\$8,532.02 (2023 payable in 2024)
City/County:	Strasburg / Adams
Assessor #:	0181334300024
Sale Price:	\$696,000

PROPERTY NARRATIVE

Located approximately 30 minutes east of Denver, Strasburg is an unincorporated town with a 2020 Census population of approximately 3,307. Adams County C-4 Zoning provides a wide range of permitted uses including most General Retail & Service Uses. Commercial Retail, Automotive Repair / Dealership, Restaurant / Drive-Through, Gas / Convenience Store, Car Wash, Animal Hospital, Day Care Center are all Permitted Uses. Accessory Outdoor Storage possible up to 25% of the building area.



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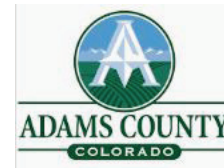
**Brokerage Disclosure
 to Tenant**

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Corner of E. Colfax Ave. & Comanche Dr.



Click [HERE](#) for Adams County Land Use Table

Click [HERE](#) for Adams County C-4 Zoning

