

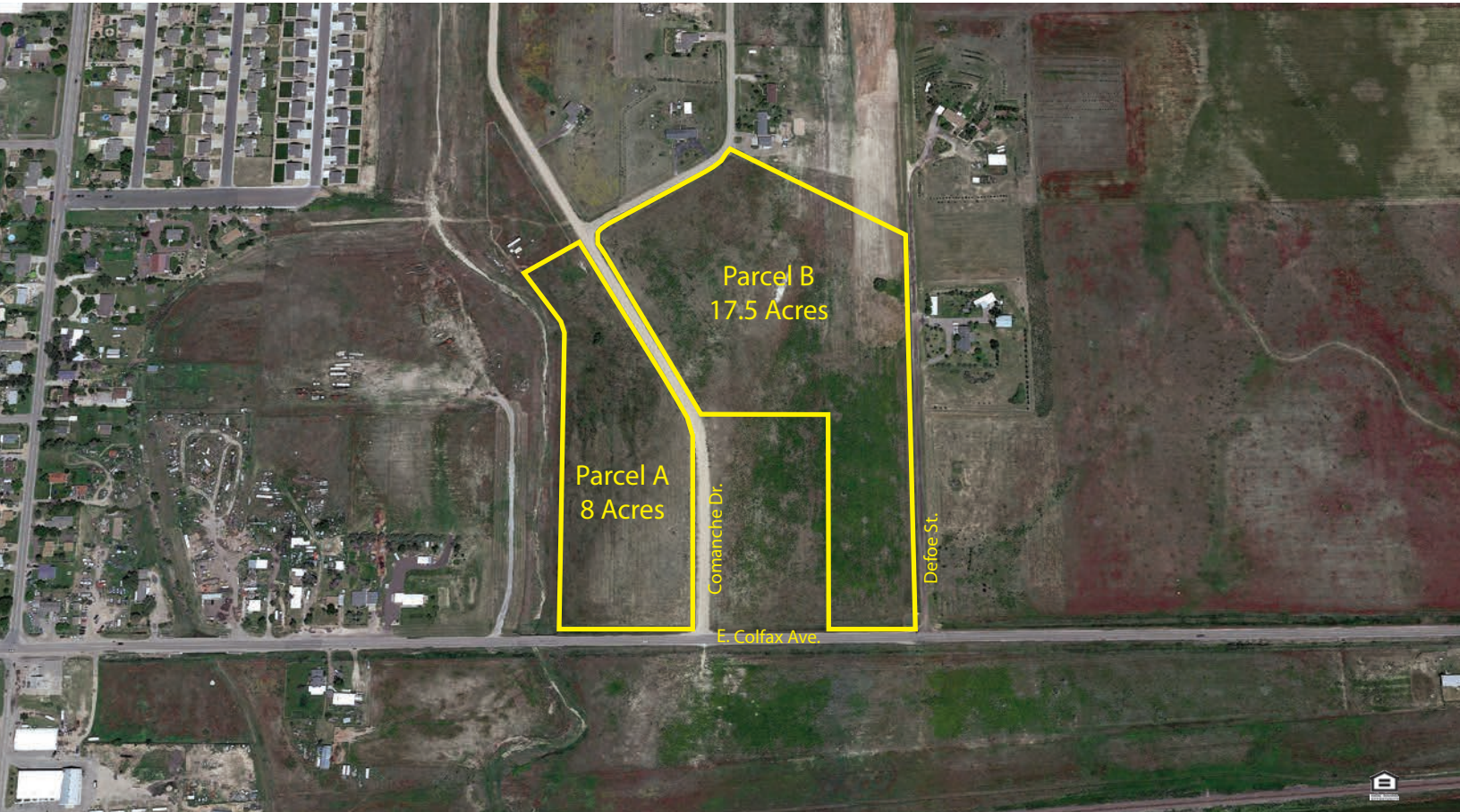
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Commercial Land For Sale

Strasburg, CO 80136



www.FullerRE.com



PARCEL A

Lot Size:	8± Acres
Frontage:	400'± on E. Colfax Ave.
Frontage:	1,200'± on Comanche Dr.
Zoning:	C-4 (Adams County)
Taxes:	\$1,392.86 (2022 payable in 2023)
City/County:	Strasburg / Adams
Assessor #:	0181334300023
Sale Price:	\$400,000

PARCEL B

Lot Size:	17.50± Acres
Frontage:	250'± on E. Colfax Ave.
Frontage:	650'± on Comanche Dr.
Zoning:	C-4 (Adams County)
Taxes:	\$2,589.92 (2022 payable in 2023)
City/County:	Strasburg / Adams
Assessor #:	0181334300024
Sale Price:	\$696,000

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.

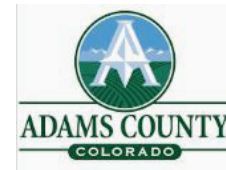
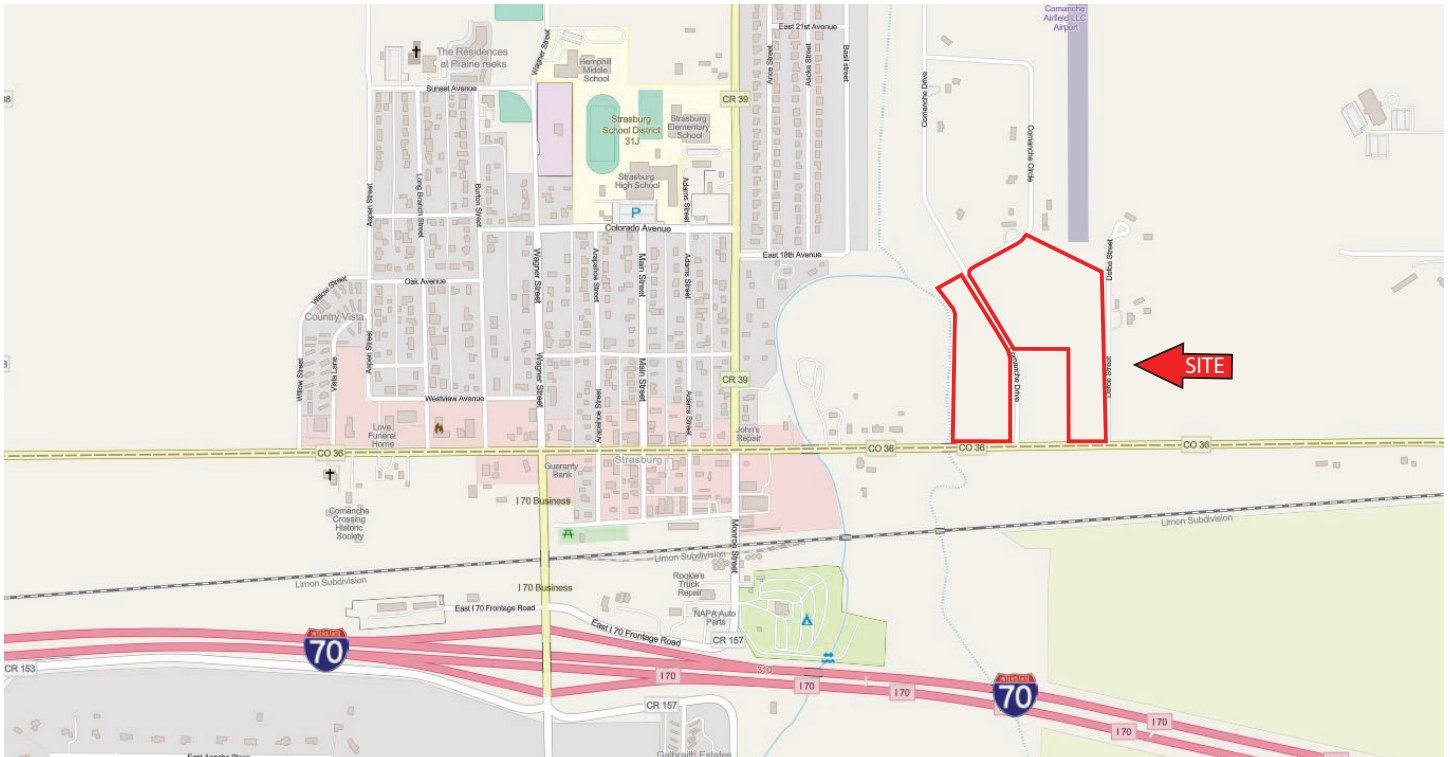
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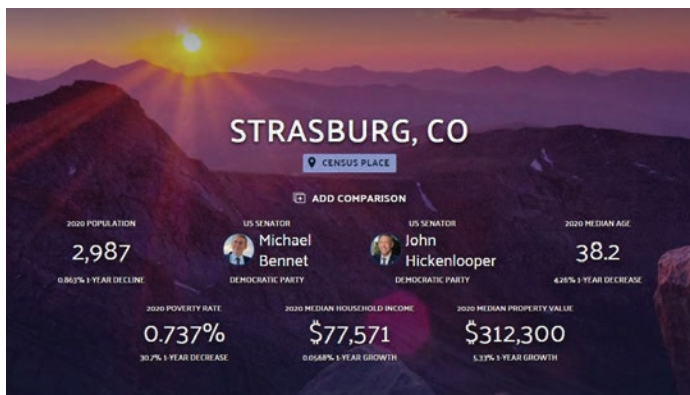
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[Click HERE for Adams County Land Use Table](#)

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



Corner of E. Colfax Ave. & Comanche Dr.