Central City Entrance For Sale Available For Development



Largest Contiguous Commercially Zoned Parcel at Central City's Bridge-Gateway Area

For Sale: \$15,000,000

PROPERTY FACTS

| Parcel #: | 183512301057 |
|-----------------|---|
| Parcel Size: | 6.40± Acres 278,784± SF |
| City / County: | Central City / Gilpin |
| Zoning: | Limited Community Commerial (Central City) |
| Permitted Uses: | Multifamily, Mixed-Use, Hotel, Restaurant/Bar, Indoor Amuse- ment/Entertainment, Stadium/ Amphitheater, Parking (surface & structure) |
| Sales Price: | \$15,000,000 |

PROPERTY HIGHLIGHTS

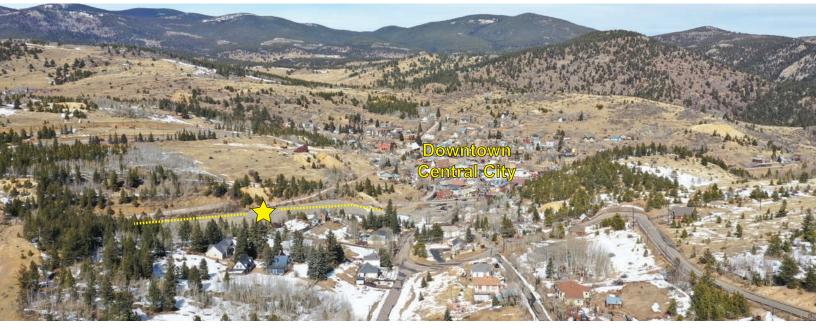
As the largest contiguous parcel at the entrance to Central City, this property will be vital to the redevelopment of the Bridge-Gateway Area. Central City is actively seeking a public-private partnership to redesign the entrance to the "Richest Square Mile on Earth.

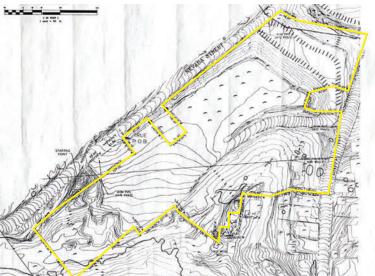
Property is subject to EPA CERCLA Lien and environmental considerations. Seller is willing to work with a qualified Buyer, the Environmental Protection Agency, and the Colorado Department of Public Health and Environment to remediate the site and activate development for highest and best use."

Fuller Real Estate (303) 534-4822 Brokerage Disclosure to Buyer **Jason Russ** (720) 974-2794 direct (609) 240-6549 mobile JRuss@FullerRE.com



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The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.