



## KIPLING STREET & W. 32ND AVENUE

Wheat Ridge, Colorado 80033



### PROPERTY FEATURES

- Prime Infill Redevelopment site in the heart of Wheat Ridge
- Established affluent market area
- Across the street from Crown Hill Open Space Park
- Close proximity to Exempla Lutheran Medical Center

### SITE SPECIFICATIONS

<b>Sale Price:</b>	\$1,455,000
<b>Size/Acres:</b>	6.24 AC
<b>Existing Structures:</b>	None
<b>Zoned:</b>	R-1
<b>Business Improvement District:</b>	Wheat Ridge
<b>Jurisdiction:</b>	Wheat Ridge

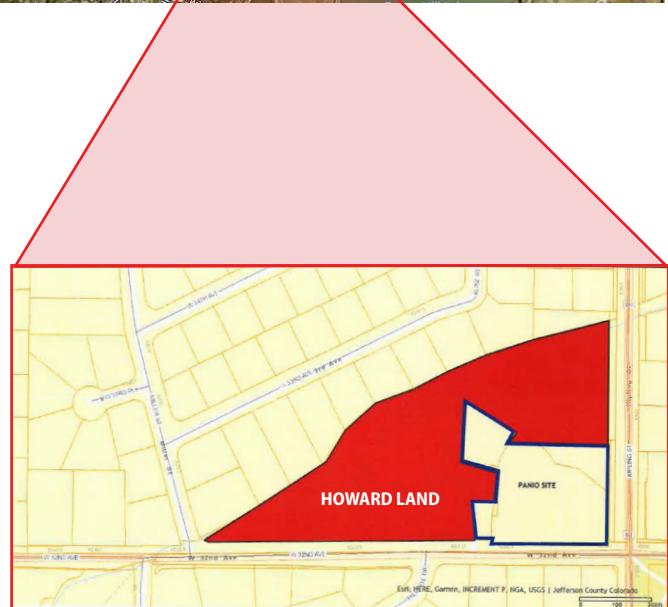
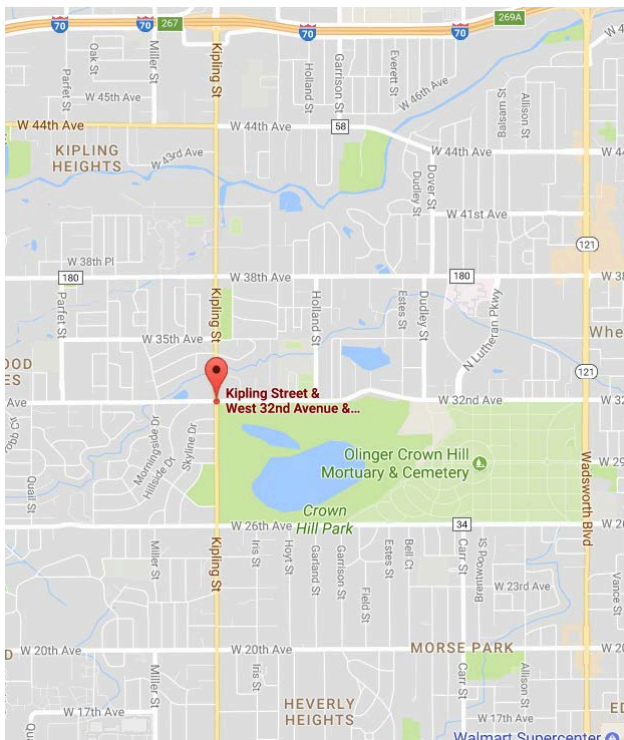
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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