



**GENESEE**  
COMMERCIAL  
GROUP, LLC

# FOR SALE

LAND

**13975 W. BOWLES AVE.**  
Littleton, Colorado 80127

**\$870,000**  
NEW REDUCED PRICE



## PROPERTY FEATURES

<b>Sale Price:</b>	\$870,000
<b>Size/Acres:</b>	4.99
<b>Available SF:</b>	217,451 SF
<b>Jurisdiction:</b>	Un-Incorporated Jefferson County
<b>Zoned:</b>	PD
<b>Expenses:</b>	Property Taxes 2015 = \$15,162

## PROPERTY FEATURES

- Excellent visibility from C-470
- Site will accomodate a 3 story building of up to 12,000 SF
- Property includes a conservation easement on the east 2.7 acres
- Zoning and Permitted Uses:
  - Jefferson County PD
- Permitted Uses:
  - Class II Public or Commercial Indoor Recreation Facility
  - Research and Development
  - Medical/Dental
  - Business and Professional Office

\*Note: Some uses have size restrictions. Buyer should contact Jefferson County Planning and Zoning, (303.271.8700) to confirm the suitability of this site for it's intended use.

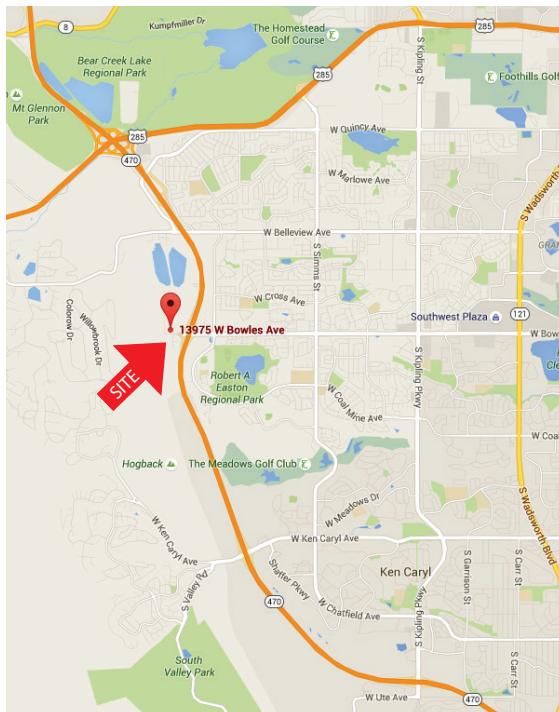
### FOR MORE INFORMATION CONTACT:

**TIM P. ROGERS**      **T. BLAKE ROGERS**  
tprogers@gcgcre.com | 720.476.5225    tblakerogers@gcgcre.com | 720.476.5227



**GENESEE**  
COMMERCIAL  
GROUP, LLC

**13975 W. BOWLES AVE.**  
Littleton, Colorado 80127



**FOR MORE INFORMATION CONTACT:**

**TIM P. ROGERS** **T. BLAKE ROGERS**  
tprogers@gcgcre.com | 720.476.5225 tblakerogers@gcgcre.com | 720.476.5227

GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | WWW.GCGCRE.COM

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.