

# COMMERCIAL DEVELOPMENT SITE AVAILABLE

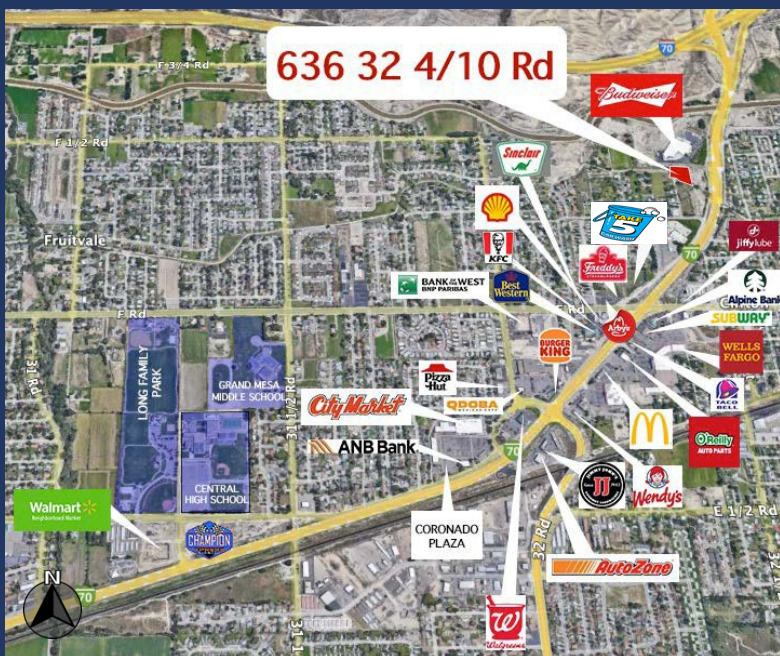


**COLDWELL BANKER  
COMMERCIAL**

PRIME  
PROPERTIES  
CBCWEST.COM

636 - 32 4/10 Road, Clifton, CO 81520

**FOR SALE**



**ACRES:** 1.00 AC  
**ZONING:** Commercial C-2  
**PRICE:** \$785,000

- ✓ Located in Clifton's Prime Commercial Retail Area
- ✓ High Traffic Visibility from Primary Arterial Byways:
  - I-70 Business Loop = 27,000 VPD
  - Patterson Road (F Road) = 13,000 VPD
- ✓ Flexible Zoning allowing for Variety of Uses
- ✓ Sale - Ground Lease - Build To Suit
- ✓ Interstate Access and Roadside Visibility

All information herein is from sources deemed reliable. However, broker makes no warranties, express or implied, as to the accuracy of the information or to the suitability of this property for the investor.

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