

COMMERCIAL DEVELOPMENT SITE AVAILABLE



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES**
CBC WEST.COM

634 - 32 4/10 Road, Clifton, CO 81520

FOR SALE



ACRES: 1.01 AC
ZONING: Commercial C-2
PRICE: \$600,000

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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