

8970 FEDERAL BOULEVARD

FEDERAL HEIGHTS, COLORADO

Gruber Commercial Real Estate Services | 209 Kalamath Street, #7 Denver, CO 80223 | Tel: 720-490-1442



FOR SALE

3.96 Acres For Sale On Federal Boulevard

PROPERTY HIGHLIGHTS

- Large site, flat site
- Major frontage on Federal Blvd.
- Existing utilities on-site (gas, electric, water, sewer)
- Enterprise Zone qualified
- Potential for existing income



SALE PRICE:
\$3,450,000.00



Russell Gruber

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Gruber

Commercial Real Estate Services

<https://grubercommercial.com>

3.96 Acres On Federal Boulevard For Sale | Enterprise Zone Qualified

PROPERTY DETAILS

- **Site Size:** 3.96 acres (172,497 SF)
- **Zoning:** C-1
- **City:** Federal Heights
- **County:** Adams County
- **2020 Property Tax:** \$23,482.52
- **Existing Buildings:**
 - » Three 3,000 SF shop buildings with drive-in loading
 - » One ±1,500 SF Shop building with drive-in loading
 - » One ±1,000/SF office/shop building

FEDERAL HEIGHTS NEIGHBORHOOD

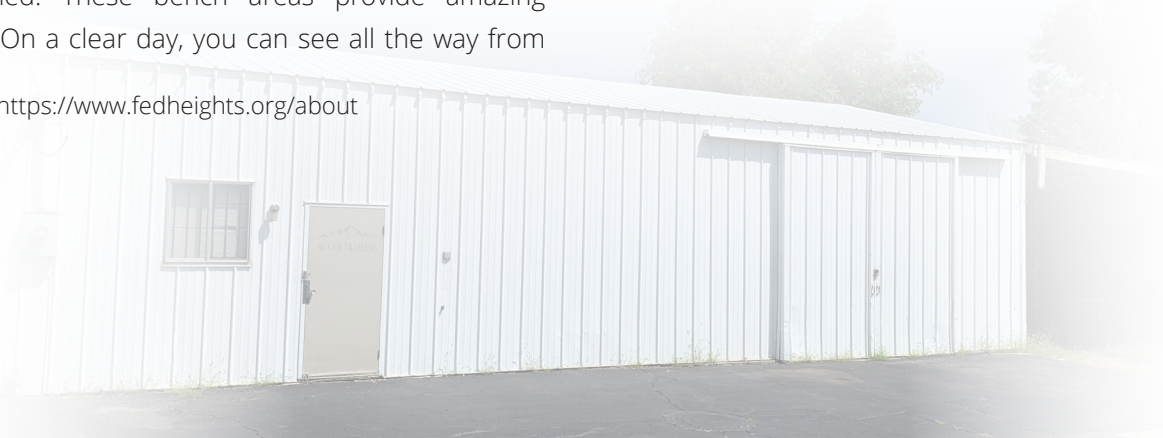
The City of Federal Heights is a home rule city and bedroom community located in the Denver Metropolitan Region, roughly 12 miles northwest of downtown Denver. Federal Heights was incorporated in 1940, encompasses 1.78 square miles, and is home to more than 12,000 residents. The City is the proud home of Water World, one of the largest water parks in the country, and is part of the iconic Hyland Hills Recreational District. The current Mayor is Linda S. Montoya, who was elected to a four-year term in 2019.

The City takes its name from an unincorporated subdivision called North Federal Heights Subdivision that was platted in 1925 when Federal Boulevard, (CDOT Hwy 287) was just a two-lane dirt road. The Heights portion of the name comes from the steep rising bench lands that separate the South Platte and Clear Creek river systems from the Boulder Creek watershed. These bench areas provide amazing vistas. On a clear day, you can see all the way from

Pike's Peak to the south to Long's Peak in the north and from Mount Evans in the west to the Denver International Airport in the east.

When Federal Heights was incorporated as a town in 1940, Federal Boulevard was the main paved highway that connected Denver and Fort Collins. Businesses in Federal Heights at that time catered to the motoring public offering the first service stations and lunch counters for people leaving Denver and heading north. Newspapers from the 1940s recount local excitement at the time about the new Piggly Wiggly that had just opened in Westminster not far away, and were also filled with accounts of local residents taking advantage of America's emerging car culture and the freedom that highways like Federal Boulevard provided by connecting them to adventures on both coasts and iconic stops in-between.

Source: <https://www.fedheights.org/about>



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PROPERTY PHOTOS



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AERIAL



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