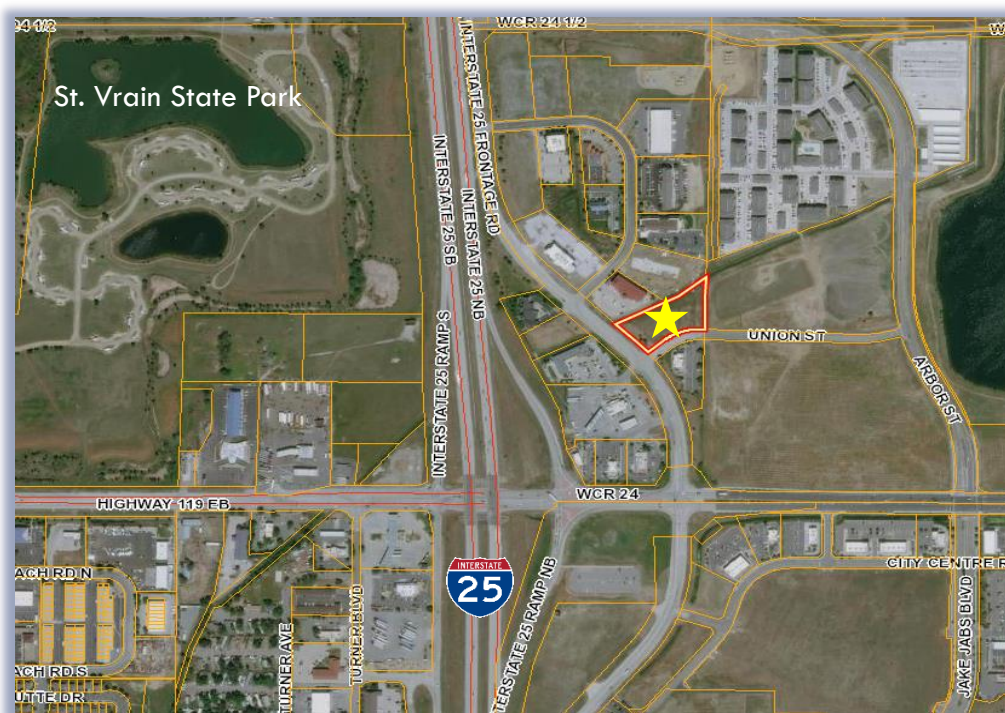


Featured Property



COMMERCIAL LAND FOR SALE!

4217 UNION STREET, FIRESTONE



Cobey Wess
Vice President, Northern
Colorado Division
O: 970.691.1140
cobey.wess@svn.com

Property Features:

- Sale Price: \$630,000
- Price/SF: \$7.57
- Lot Size: 1.912 Acres
- Zoning: Employment Center, Regional Commercial
- Visibility and access from Interstate 25
- Adjacent to four (4) hotels and a 405-unit apartment complex

Contact a member of the Firestone Economic Development team for more information on this property, or other properties in the Town of Firestone!

Paula Mehle | 303-531-6265 | pmehle@firestone.gov
Michelle Magelssen | 303-531-6263 | mmagelssen@firestone.gov

Featured Property



- Conceptual Site Development -

- Employment Center (EC) and Regional Commercial (RC) zoning allow for a variety of commercial and light industrial uses.
- Parking requirements:
 - Retail: 1/250 SF
 - Office: 1/300 SF
 - Food & Beverage Service: 1 space per 3 seats plus 1 space per employee on maximum shift
- Maximum building height: 45 ft.
- No on-site detention necessary
- Utility connections:
 - 2" Water main on west side of property
 - 8" Sewer line along the east side of property

Contact the Economic Development team for a report showing area traffic and visitor demographic profile!