

LAND FOR SALE

7750 INDANA ST

7750 INDIANA STREET, ARVADA, CO 80007



1.7 ACRES FOR SALE

KW COMMERCIAL | URBAN ELITE

3550 W 38th Ave #20
Denver, CO 80211



Each Office Independently Owned and Operated

PRESENTED BY:

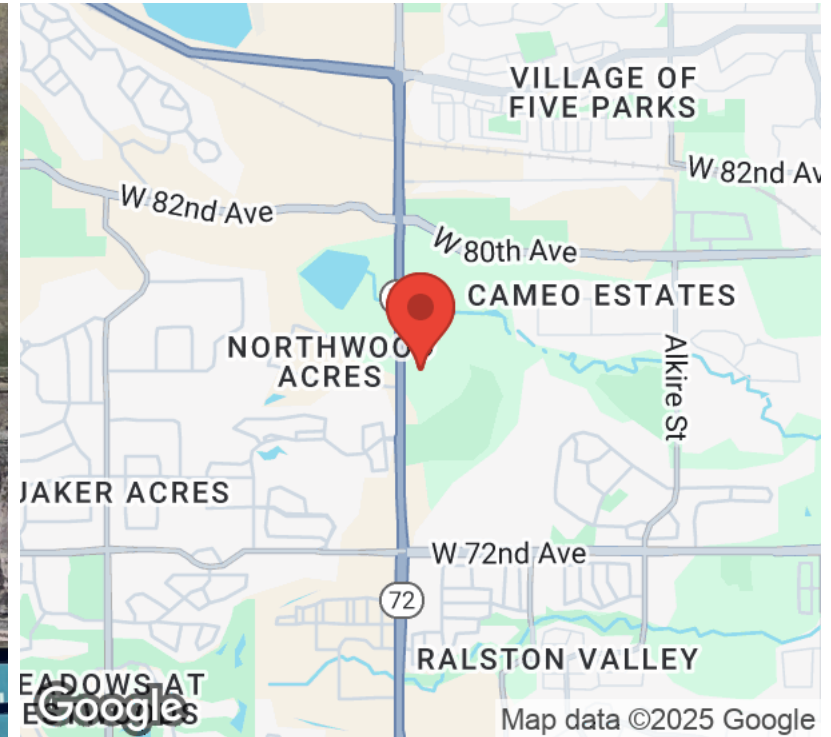
WIN KING

Director
O: (303) 376-6333
C: (303) 877-5889
kingcommercialre@gmail.com
IA40013472, Colorado

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

7750 INDIANA STREET



OFFERING SUMMARY

PRICE:	\$1,050,000.00
HOME:	2,588 SF
LOT SIZE:	77,840 SF
PRICE / BUILDING:	\$405.70/SF
PRICE/ ACRE:	\$587,589.00/AC
ACCESS:	Indiana St
FRONTAGE:	93 Feet
ZONING:	A-1
PERMITTED USES:	Residential
APN:	29-312-00-012

PROPERTY OVERVIEW

Excellent opportunity to buy an income producing property in a rapidly growing area of NW Denver. This well maintained residence has recent upgrades including new furnace and air conditioning units. The 4 bedroom, 3 bath layout offers 3 bedrooms and two bath rooms on the main floor and one large suite in the basement.

This property would make a great home/office for some light industrial agricultural uses like landscaping services or supply company.

In the path of growth with ample water capacity in Indiana street available if buyer plans to hold for redevelopment or if interested in an assemblage.

PROPERTY HIGHLIGHTS

- 4 bedroom 3 bath ranch recently upgraded and currently available for rent. Previously leased for \$3,850/month.
- Large lot having 1.77 acres with ample off-street parking and plenty of room for barn, corral or open storage.
- Garage with wood fire stove and pump house for well. Separate oversized carport suitable for RVs.
- Central NW Arvada location close to 64th Ave and Candelas.
- Neighbors the Arvada Equestrian Center
- 30 minute drive to Denver and Boulder
- Median Home Value: \$819,493.00
- Services available if assembled with neighbors for redevelopment.

INTERIOR PHOTOS

7750 INDIANA STREET

