

27301 East Quincy Avenue, Unincorporated Arapahoe County CO (2.5 Miles East of S. Gun Club Road)

10 ACRES OF LAND FOR SALE



Price: \$567,000 (\$1.30/SF)
Size: 10 Acres
Zoned: O - Open and Flood Plain
County: Arapahoe
Taxes: \$8,764.24 2019 due and payable 2020

SITE FEATURES :

- 660 lined feet of frontage along Quincy Ave.
- Senac Creek runs through Northwest corner
- Approximately .6 acre in middle of site enclosed with 6 foot high chain link fence
- Open District - permitted uses: outdoor recreation; recreation clubs, tennis, swim, gun club, go-cart and skateboard track.



SHELDON • GOLD REALTY INC.
commercial real estate services

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IMPROVEMENTS:

- 1,250/SF double walled insulated steel building is 25' x 50'. Fenced area around the building is approximately 168 by 150 feet with one corner shortened.
- One double door on Northwest corner
- One single door on Southeast corner
- One 10' height garage door on East wall
- Bathroom with toilet and sink. Water is from a 1,000 gallon underground tank
- Concrete and VCT floor
- Former generator room converted to storage
- 3 phase electrical service with 13KV furnished by Xcel - 440V, 220V and 160V
- Roof top furnace and air conditioner
- 15 meter satellite dish (non-operational)

