

FOR SALE- FOUNTAIN, CO

COMMERCIAL LAND

1142

FOUNTAIN MESA ROAD

Fountain, CO 80817



NEWLY REDUCED PRICE - \$712,000

5.45 ACRES (\$3.00/SF)

This build-ready property consists of 5.45 acres and is now offered at a reduced price of \$3.00/SF. It is located less than a mile from the busy retail centers at Mesa Ridge Parkway.

The parcel is commercially zoned and could be used for residential, multi-family, self-storage or other commercial use. This level graded lot is surrounded by single and multi-family residences on a well-traveled road near Fort Carson Army base.

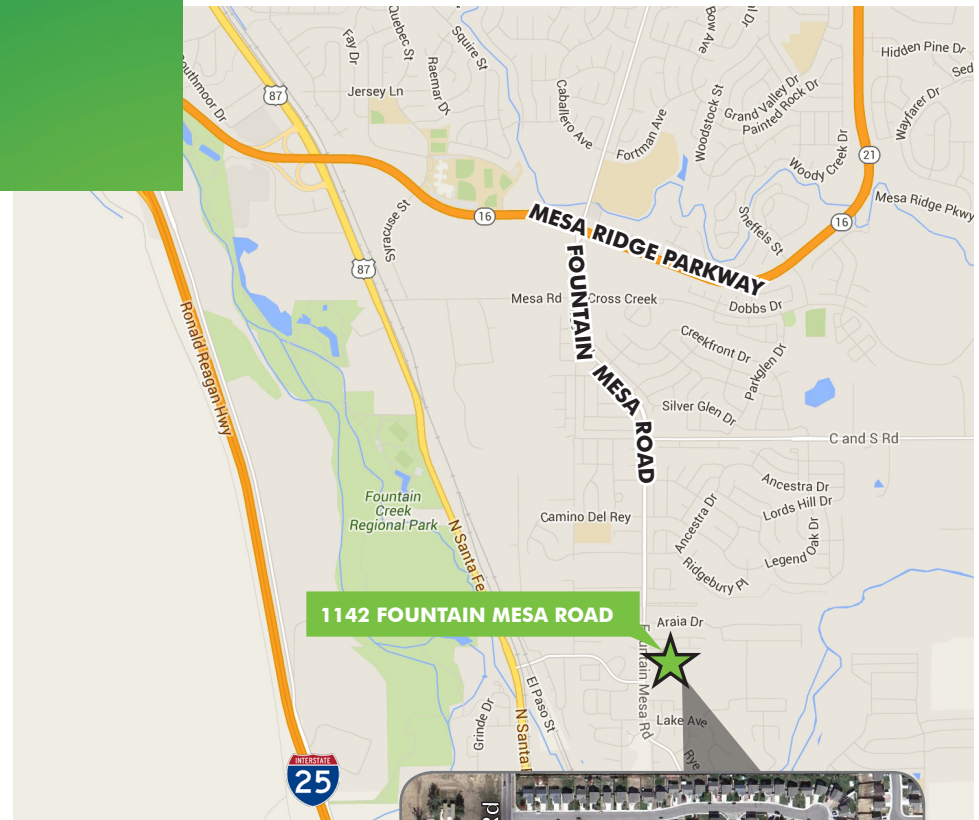
Seller is willing to consider subordinating the land for a qualified development.



CONTACT US

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FOR SALE COMMERCIAL LAND

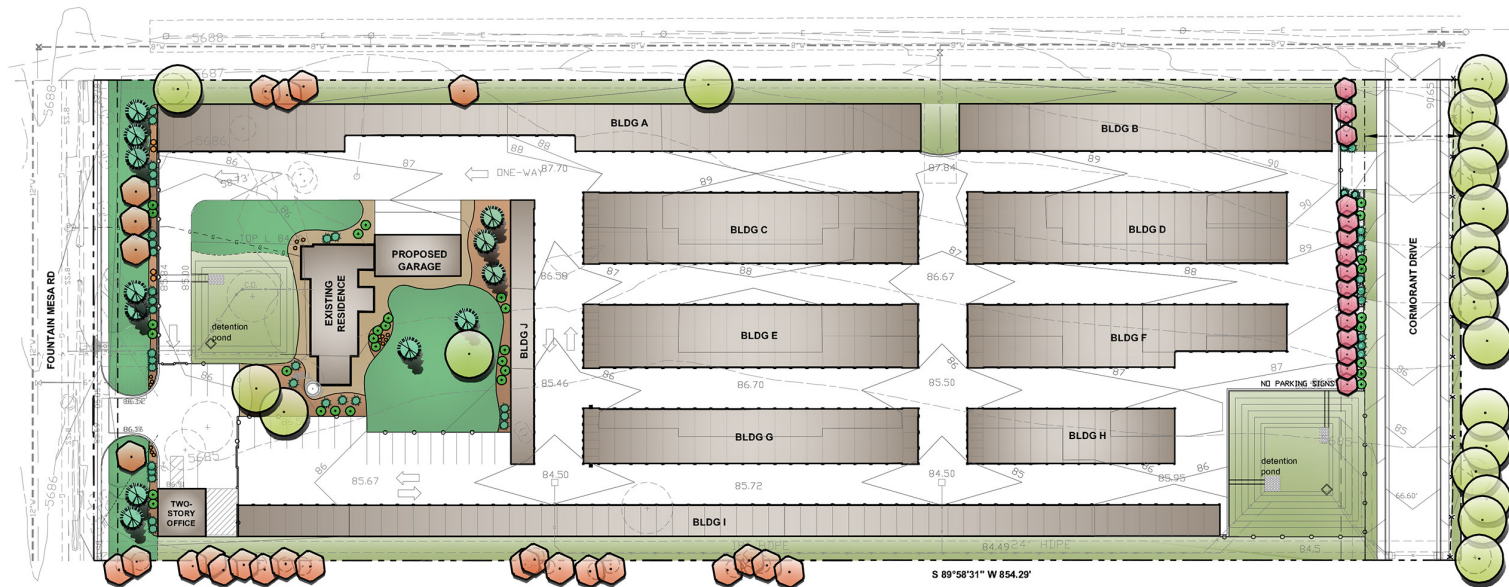
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APPROVED SELF-STORAGE PLANS | OTHER USES AVAILABLE

INCOME PROJECTED AT \$667,120

Plans for a two-phase development of a total of 371 units ranging from 5'x10' to 15'x15' in size (average unit size 219 SF) with a total rentable square footage of 81,265 SF. Gross annual income is projected at \$667,120.



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