

6411 QUEBEC ST

Commerce City, CO 80022

FOR SALE



PROPERTY DESCRIPTION

Retail Pad Site For Sale

PROPERTY HIGHLIGHTS

- Located across from Prairie Gateway Development that includes: Dick's Sporting Goods Park, 20+ youth sports fields, new Civic Center for Commerce City, and Adams City High School.
- C-3 Zoning allows many uses including:
- Auto Sales/Convenience with Gasoline sales/Brewpub/Bar/Building Equipment

TRAFFIC COUNT

Quebec St. of E67th Pl.	25,100/vpd
Quebec Pkwy. S of E64th Ave.	20,400/vpd
Quebec St. N. of E66th Ave.	18/212/vpd

TOM BEVANS

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	0.44 Acres
Price / SF:	\$15.60

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	13,532	35,531	190,971
Average household income	60,312	71,262	80,526
Businesses	228	2,370	7,734
Employees	2,490	43,611	113,267

* Demographics and Traffic Counts provided by CoStar

ANTONOFF
& CO. BROKERAGE INC.

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