

# FOR SALE

477 Castle Pine Avenue  
Johnstown, CO

# DEVELOPMENT READY PAD SITE

PROPERTY TYPE

**LAND**

AVAILABLE

**PAD SITE FOR  
9,000+ SF BUILDING**

PRICE IMPROVEMENT

~~\$385,000~~

**\$350,000**



## FEATURES:

- Development ready pad site for 9,000+ sf building
- Highly visible site along Parish Avenue
- Fast growing area in town of Johnstown with hundreds of new homes and commercial development planned nearby
- Off-site detention
- Site engineering, soil analysis, grading, drainage, etc. has been completed by seller
- 1" water line & sewer line installed to pad site and raw water has been dedicated
- Parking lot lighting, trash enclosure, monument signage, fire hydrants and landscape water line installed
- Neighboring professional tenants include Family Physicians of Greeley, The Point Sports Medicine and Town Hall
- Near Johnstown Recreation Center

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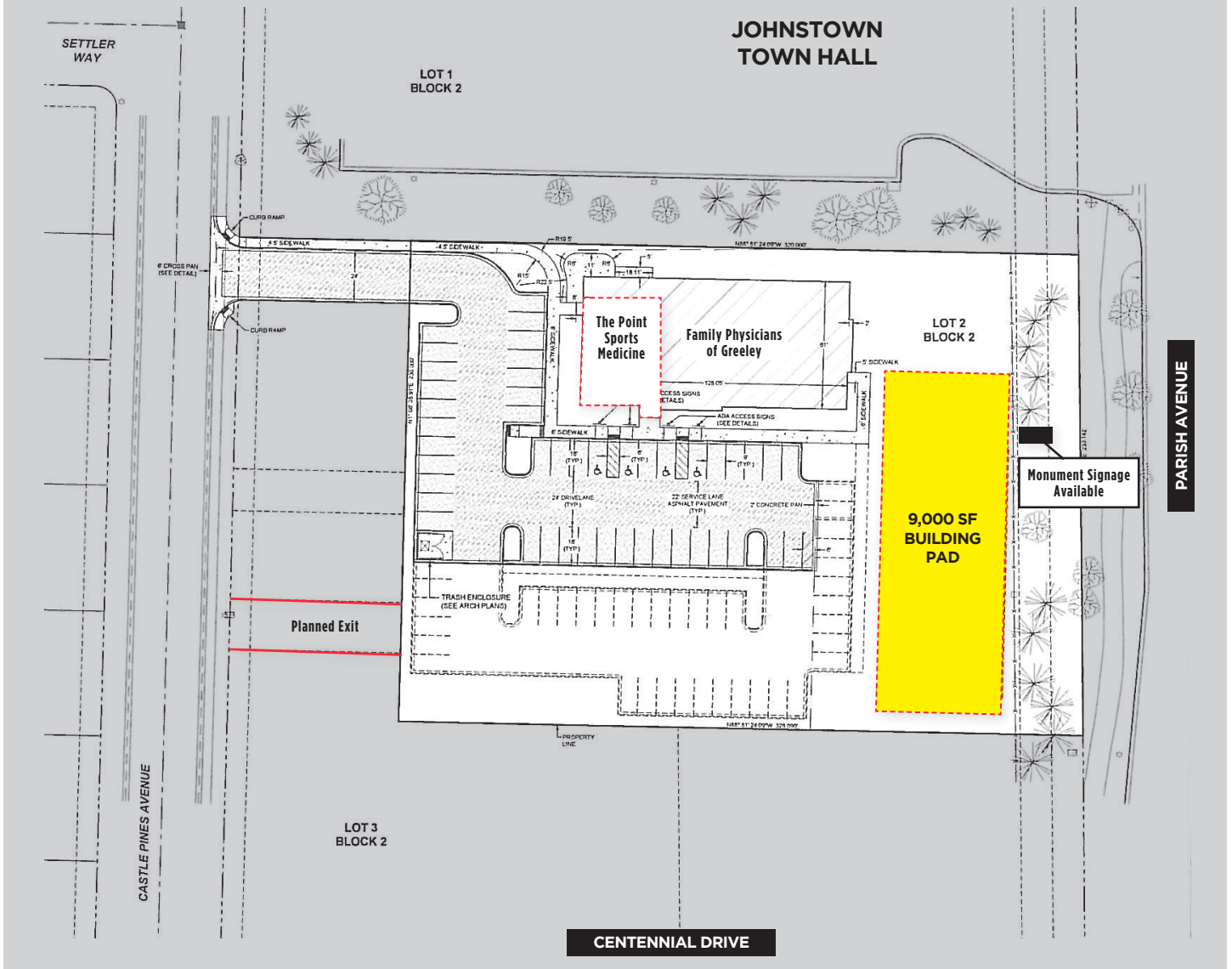
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477 Castle Pine Avenue  
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## Fort Collins

400 E Horsetooth Rd, Suite 200  
Fort Collins, CO 80525  
970-229-9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970-593-9900

## Greeley

1711 61st Ave, Suite 104  
Greeley, CO 80634  
970-346-9900

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