



Menlo Group

Real Estate Services

SITE

E ILIFF AVE

S PEORIA ST



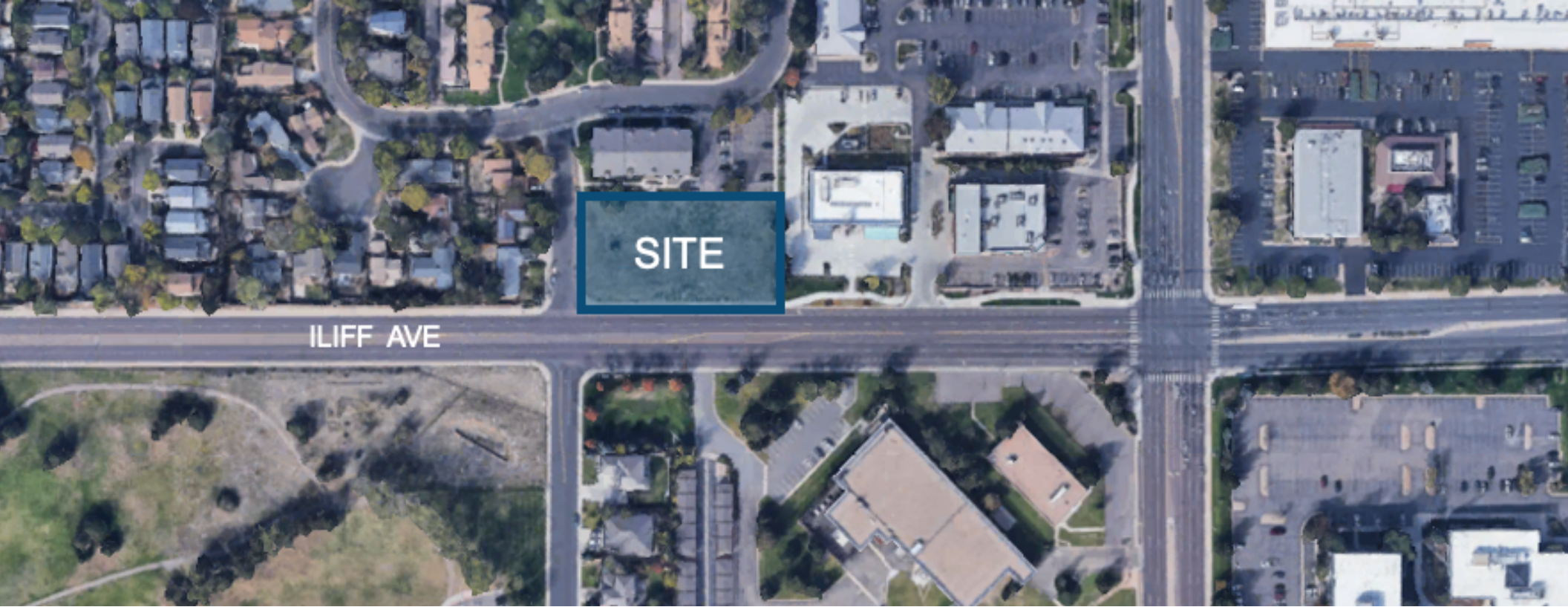
**.85 ACRE OF COMMERCIAL LAND AVAILABLE | AURORA, CO**  
**11900 East Iliff Avenue Aurora, CO 80014**

Vacant Commercial Land Available for  
Purchase

*Exclusively listed by:*

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## PROPERTY SUMMARY

TOTAL PRICE	\$740,520.00
PRICE PSF	\$20.00 PSF
PROPERTY TYPE	Land
APN	1973-26-1-46-001
LOT SIZE	0.85 Acres

## PROPERTY HIGHLIGHTS

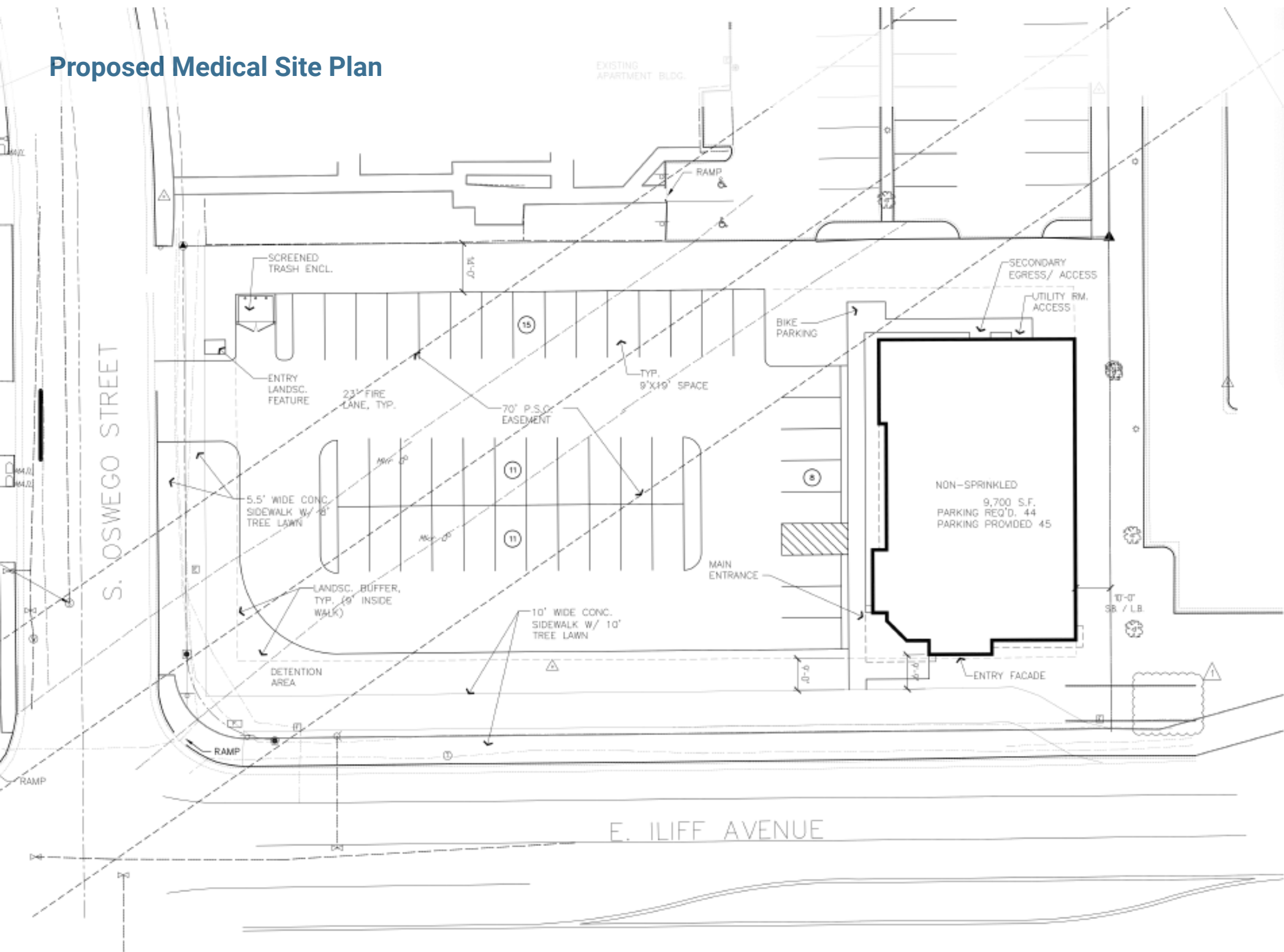
- Commercial Land Available for Purchase
- +/- .85 Acre (+/- 37,026 SF)
- Available for Purchase: \$740,520.00 (\$20.00 PSF)
- Zoned B-1 (Retail Business District)
- Site Plan for +/- 9,700 SF Medical/Dental Building has been prepared
- Frontage along Iliff Ave with upwards of 20,000 VPD Traffic Count
- Just over a mile away from direct 225 access
- Close proximity to Business and Retail Amenities
- 25 minute Drive from site to Downtown Denver



## Proposed Medical Rendering



# Proposed Medical Site Plan







Aerial Map

Denver

Aurora

Google

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