

**MIXED-USE LAND
FOR SALE**

11101 East 120th Avenue

BRIGHTON, CO 80601



Highlights

- 11101 E. 120th Avenue is located within the enterprise zone, at the northwest corner of the intersection of Highway 85 and 120th Avenue. This 25 acre site offers great frontage visibility off Highway 85 and easy access to E-470, I-76 and Highway 85. The PUD zoning allows for a wide range of uses from medical offices to heavy industrial uses, capable of outdoor storage.

Property Information

- Property Location: Northwest corner of Highway 85 & 120th Avenue
- City/County: Brighton/Adams
- Lot Size: 25.17 Acres
- Zoning: PUD (Commercial/Industrial)
In-Place for lots as small as 0.9 Acres
- Utilities: 8" Water Line Adjacent
- Sale Price: \$1,915,000.00 or \$1.75/SF
- Taxes: \$14,847.62 (2015)

STEVE SERENYI
303 283 4578
Steve.Serenyi@colliers.com

TYLER RYON
720 833 4612
Tyler.Ryon@colliers.com

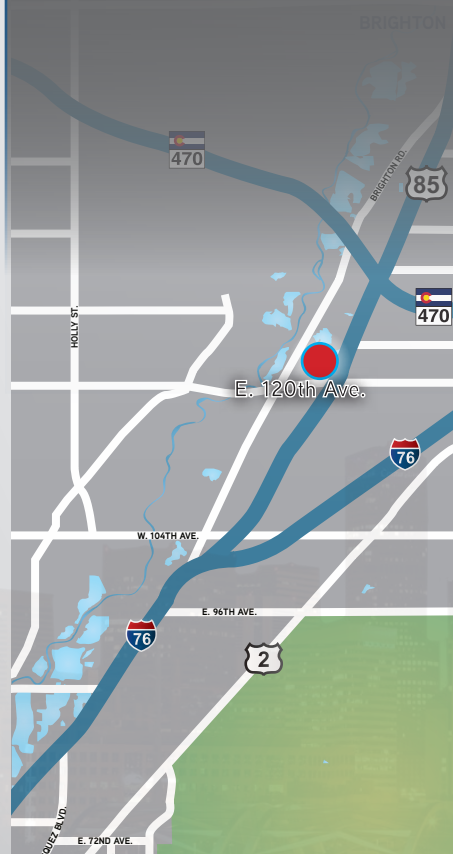
Accelerating success.

11101 East 120th Ave.
Brighton, CO

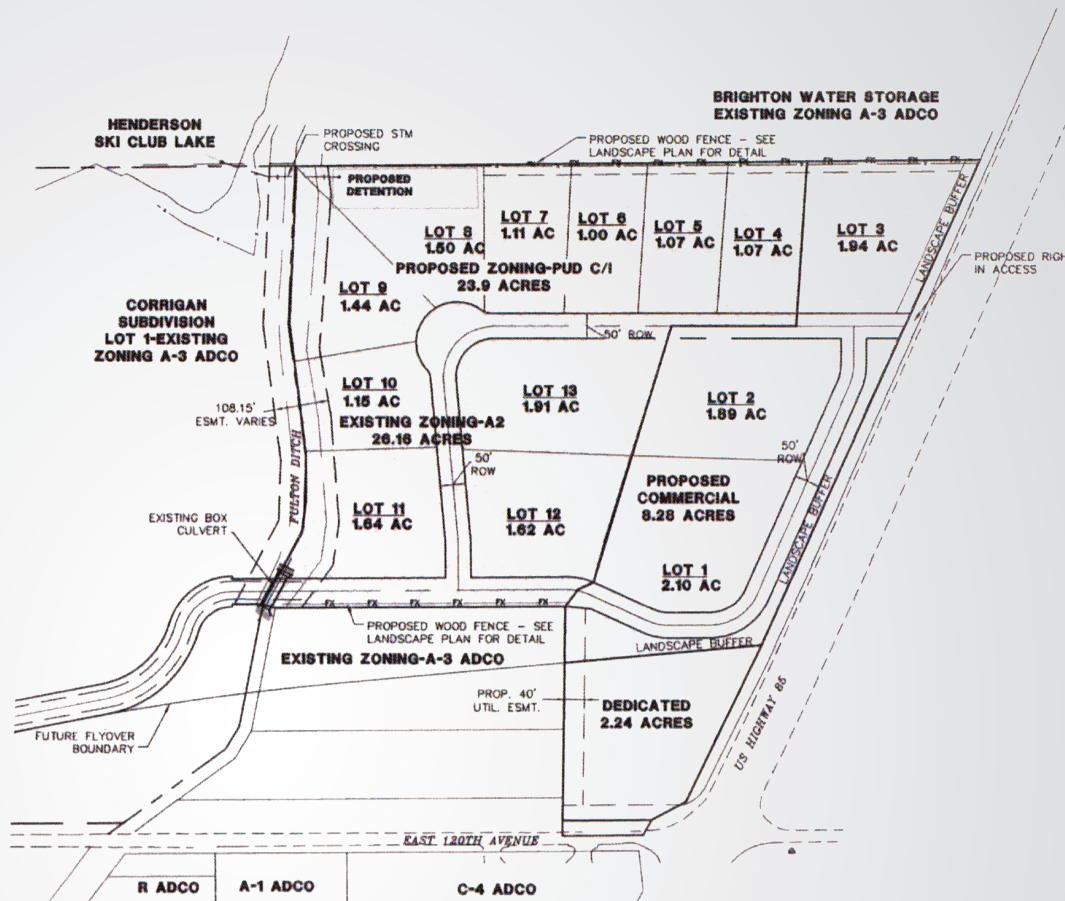
Contact Us

4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888

www.colliers.com/denver



Possible Configuration



Up to 15 lots not smaller than 0.9 acres.