



13305 W 82nd Avenue  
 Arvada, CO 80005  
 COMMUNITY: Cameo Estates

MLS # 6082003  
 PRICE \$550,000



Single Family



420 SQFT



1.33 Acre

## PROPERTY DETAILS

CASH ONLY purchase! Are you an investor, developer or opportunist looking for a property to develop? Take a peek at this 1.33 acres in highly desired Arvada showcasing million dollar mountain views and conveniently located just moments to Standley Lake, shopping and Ralston Valley High School. Surrounded by million dollar homes, mixed home styles, unlimited parks, shopping, open space or adventures at Standley Lake this area does not have land or investment opportunities pop up often, so don't miss out. The property is zoned HORSE PROPERTY (A-2) with an unregistered well. This project has so much potential for the right buyer and awaits your vision! This is a CASH ONLY project as there are multiple buildings on the property that need to be demolished and disposed of properly (possible asbestos). Once the property is cleared of the current buildings, the potential is endless! The buildings are NOT HABITABLE, do NOT enter.



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