



A PERFECT LOCATION REALTY

8500 Valentia Street
Commerce City, CO 80022
COMMUNITY: Valencia Industrial Park

PRICE \$599,000



Single Family



994 SQFT



3 Beds



1/1 Baths



1.1 Acre

PROPERTY DETAILS

Here is your opportunity to bring this charming property into it's next life. This cozy 3 bed 1.5 bath farm house is currently zoned R-1-C /Agricultural. Updates: Newer Roof and gutters, newer furnace. Current zoning allows for home based business, examples include; Day Care Facilities, Adult or Child, Foster care home, or a business that needs land to park company vehicles (plumbing, HVAC, Electrical, Contractor, Cement truck, snow removal, landscaping, to name a few). With opportunity to build your dream workshop.

Property is being marketed for future highest and best use. All information is solely for marketing purposes. Buyers/Buyers



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agent to verify with city and county or any municipalities "FUTURE LAND USE" is Industrial. With approval through the planning process, this property can be zoned for light industrial. A zone change to I-1 or I-2 zoning allows for multiple uses or complete development opportunity.



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8500 Valentia Street, Commerce City, CO 80022 – All Levels



GROSS INTERNAL AREA
Below Ground: 0 sq. ft, FLOOR 2: 1251 sq. ft
EXCLUDED AREAS: UNDEFINED: 21 sq. ft, UNFINISHED BASEMENT: 543 sq. ft, ELECTRICAL ROOM: 256 sq. ft,
PATIO: 383 sq. ft, PORCH: 152 sq. ft
TOTAL: 1251 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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