

COMMERCIAL FOR SALE

CROSSROADS BUSINESS PARK LOTS

767 & 771 CROSSROADS CIRCLE, ELIZABETH, CO 80107



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Join Napa Auto Parts, Dairy Queen, O'Reilly Auto Parts, Running Creek Dental, Bender Menders Auto Body and Cleary Building Corp.
- Convenient location on Highway 86 & County Road 17, next to Downtown Elizabeth
- Build ready lots with all utilities adjacent to property lines
- Lots can be purchased individually or together at a discounted price
- Wide range of acceptable uses including automotive service, car wash, liquor store, restaurant, gym / fitness center, and others

Follow the links below for full zoning detail:

- ELBERT COUNTY** - COLORADO -
- [ELBERT COUNTY ZONING REGULATIONS](#)
 - [ECONOMIC DEVELOPMENT ZONE \(EDZ\) OVERLAY](#)

PROPERTY DETAILS

LOT 6	0.65 AC - \$275,000
LOT 7	0.75 AC - \$275,000
COMBINED	1.40 AC - \$500,000
ZONING	Retail / Commercial
WATER / SAN	Elizabeth / Elizabeth
GAS / ELECTRIC	Black Hills / CORE
CITY / COUNTY	Elizabeth / Elbert

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

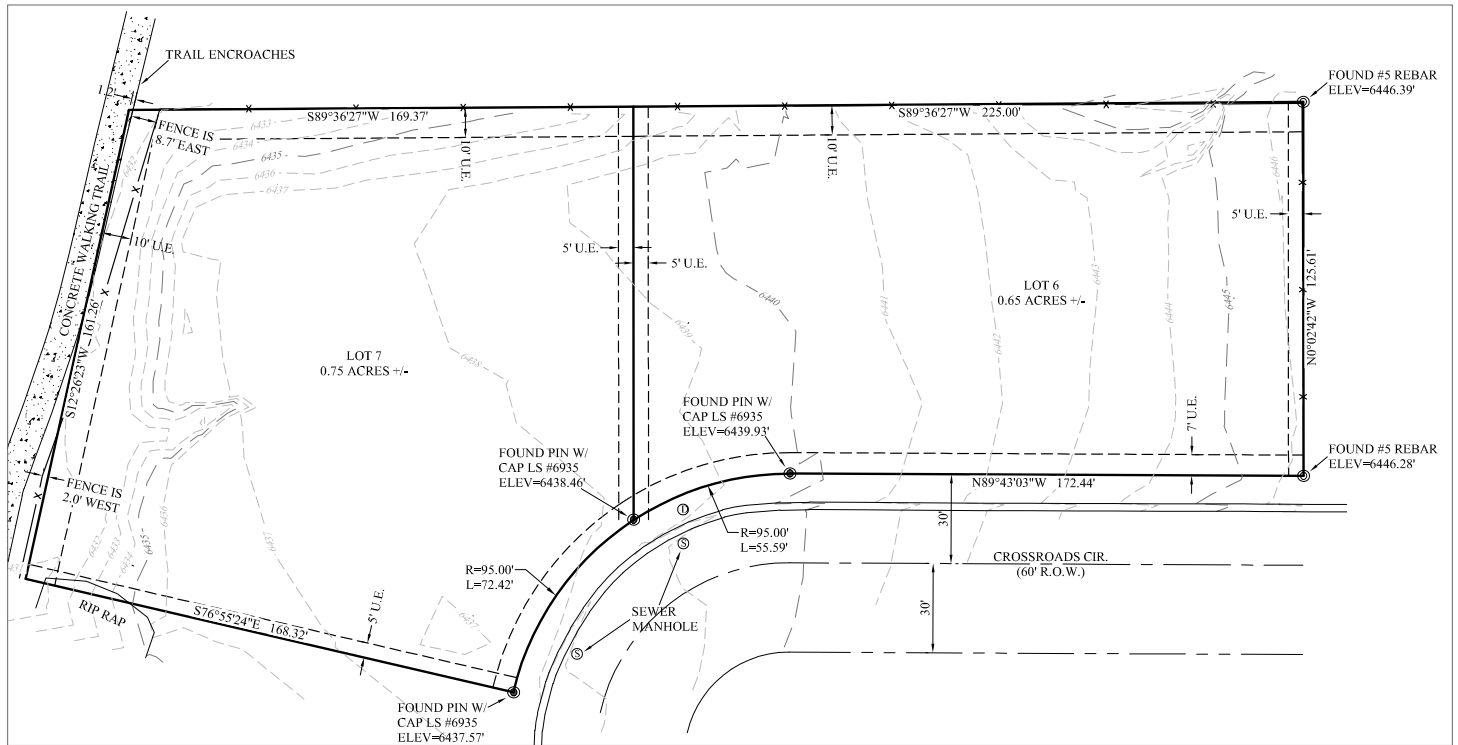
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SITE AERIAL



SITE SURVEY



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