

PRIME COMMERCIAL PROPERTY FOR SALE

5 ACRE LOT WITH HOME & SHOP FOR SALE

40900 WIND SPIRIT LANE, PARKER, CO 80138



TREVEY
COMMERCIAL
REAL ESTATE



[CLICK HERE FOR MORE IMAGES & PROPERTY FILES](#)

PROPERTY FEATURES

- 5.01 AC Commercial Zoning with Great Visibility
- Excellent Opportunity for Builder / Contractor / Service Industry Base of Operations
- ±2,214 SF Custom Model Home with Garage Included
 - Ideal for Office or Showroom (*Can be Removed and Excluded from Sale*)
- ±3,456 SF Shop Building (72'x48') with Five (5) Roll-up Doors:
 - (3) 10'x10' and (2) 12'x16'
- 16' - 24' Clear Height with 200 AMP Single Phase Power
- Excellent Opportunity for Commercial, Lite Industrial, Automotive, Equipment Sales (**No RV & Boat Storage**)
- Easy Access to Delbert Road, Parker, Southeast Aurora and Fast Growing Elbert County

PROPERTY DETAILS

LOT SIZE	±5.01 Acres m/l
PRICE	\$2,300,000.00
TAXES	\$17,350.74 (2024)
ZONING	Commercial
USE	Commercial, Lite Industrial, Automotive, Equipment Sales (No RV & Boat Storage)
GRADING	Level Grade
WATER / SAN	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
CITY / COUNTY	Parker / Elbert
FRONTAGE	600' on Singing Hills Rd.

TREVEY COMMERCIAL

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

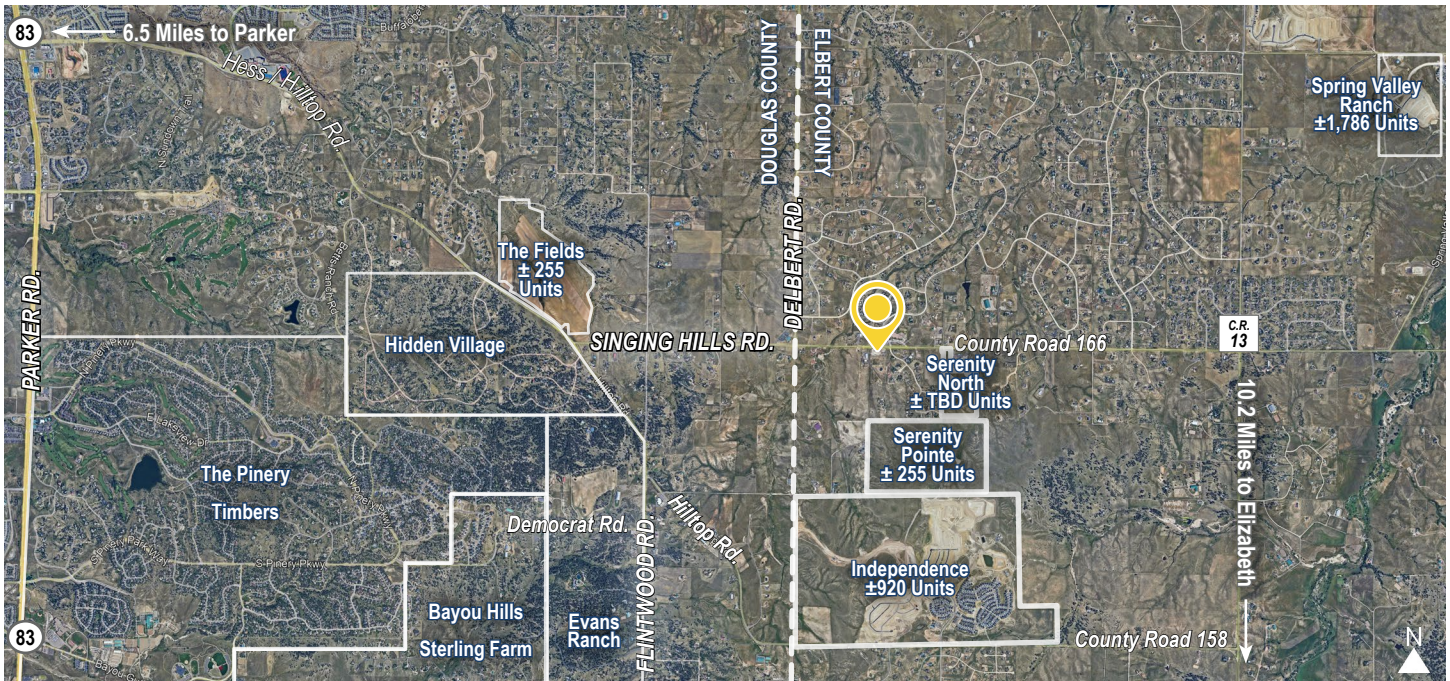
MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

SITE AERIAL



SURROUNDING DEVELOPMENTS



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

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.