

PRIME COMMERCIAL PROPERTY FOR SALE
5 ACRE LOT WITH HOME & SHOP FOR SALE

40900 WIND SPIRIT LANE, PARKER, CO 80138



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PROPERTY FEATURES

- 5.01 AC Commercial Zoning with Great Visibility
- Excellent Opportunity for Builder / Contractor / Service Industry Base of Operations
- 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

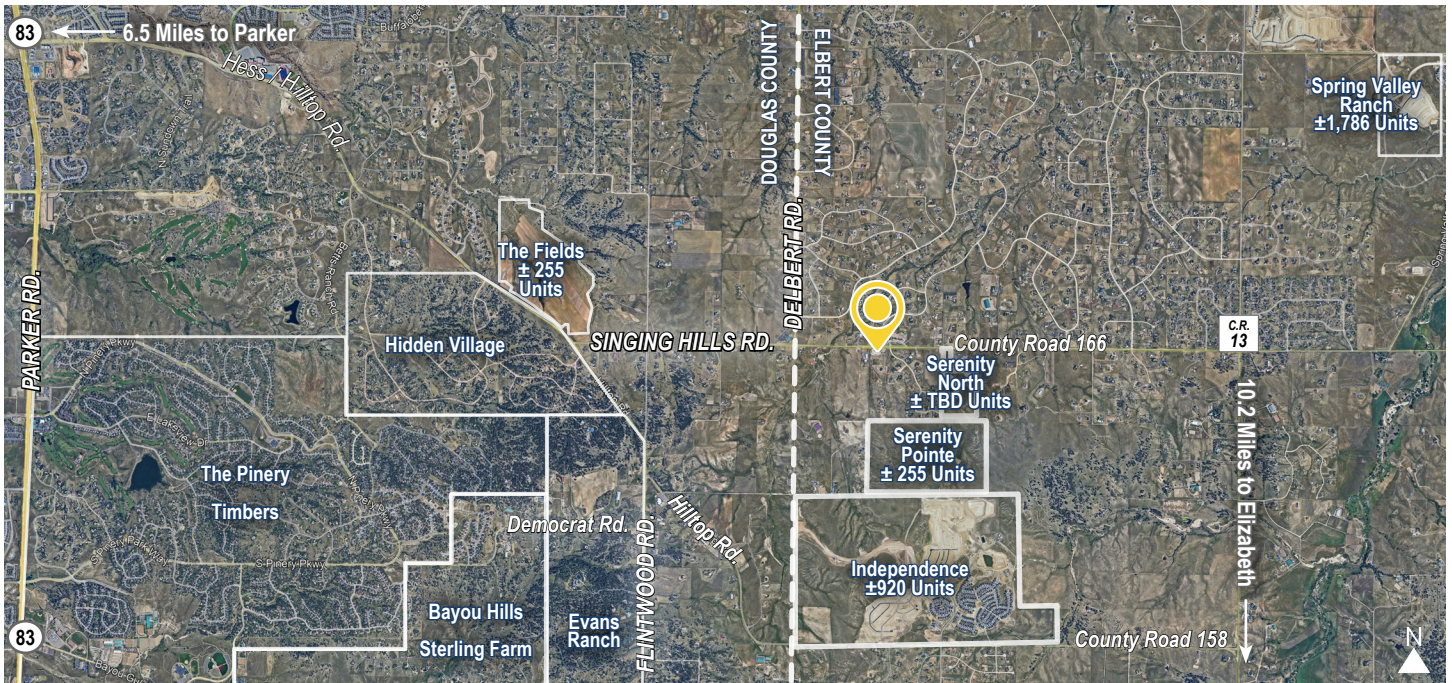
PROPERTY DETAILS

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.

SITE AERIAL



SURROUNDING DEVELOPMENTS



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