

LAND FOR SALE

# 680 BILLINGS ST. DEVELOPMENT LOT

680 BILLINGS STREET, AURORA, CO 80011

TREVEY  
COMMERCIAL



## PROPERTY FEATURES

- Prime Development Ready Lot with Excellent Access to I-225 & 6th Avenue
- Plans for 3,800 +/- SF Flex Building Already Reviewed by City of Aurora
- Site is 95% Ready for Permits
- Great Owner-User or Investment Option with Flexible Zoning
- Close Proximity to University of Colorado Anschutz Campus
- Conveniently located 20 minutes from Downtown Denver & Denver International Airport

## PROPERTY DETAILS

LOT SIZE	0.41 Acres
SALE PRICE	\$295,000.00
TAXES	\$3,350.60 (2025)
ZONING	MU-C (Mixed-Use Commercial)
UTILITIES	Xcel Energy
WATER / SAN	Aurora Water
FRONTAGE	65' on Billings Street
CITY / COUNTY	Aurora / Arapahoe

