

COMMERCIAL LOT FOR SALE

# DOWNTOWN DEVELOPMENT OPPORTUNITY

444 S. MAIN STREET, ELIZABETH, CO 80107

TREVEY  
COMMERCIAL



## PROPERTY FEATURES

- Downtown Elizabeth Development Opportunity
- Prime Main Street Location in the Heart of Elizabeth, CO
- Strong Growth Area with Increasing Demand for Downtown Development
- Zoning (Downtown DT) Allows for Retail, Office, Residential & Mixed-Use
- Minutes from Expanding Residential Communities & New Housing Growth
- Easy Access to Highway 86
- Irrigation Rights Add Value and Flexibility to the Land
- Utilities Ready or Nearby: Water Stubbed to Site, Sewer Available, and Electric Adjacent
- ±116 Additional Parking Spaces Available in Adjacent Lot
- For Additional Market Information Follow this Link: [Comprehensive Overview: Growth in Elbert County](#)

## PROPERTY DETAILS

AVAILABLE	0.421 AC
SALE PRICE	\$400,000.00 (\$21.81 / SF)
PROPERTY TAXES	\$4,858.00 (2025)
ZONING	DT - Downtown
USE	Retail, Office, Residential & Mixed-Use Development
UTILITIES	Available
WATER / SAN	City Water / Sewer Ready
CITY / COUNTY	Elizabeth / Elbert

