

205 AND 207 S. 1ST STREET

BERTHOUD, CO 80513



PROPERTY DESCRIPTION

Unique redevelopment opportunity on 3.7 acres close to the Town of Berthoud. This lot has been annexed to the town, and Berthoud's Comprehensive Master Plan indicates that it can be zoned medium-high density residential. This would be a great redevelopment parcel. Conveniently located near schools, trails, shopping and Historic Downtown Berthoud.

OFFERING SUMMARY

Sale Price:	\$799,000
Combined Lot Size:	3.7 Acres
County:	Larimer
Zoning:	Transition District

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	957	6,530	76,151
Total Population	2,430	16,948	192,906
Average HH Income	\$74,198	\$84,786	\$72,657



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All information contained herein is deemed reliable but not guaranteed.
Each office independently owned and operated.

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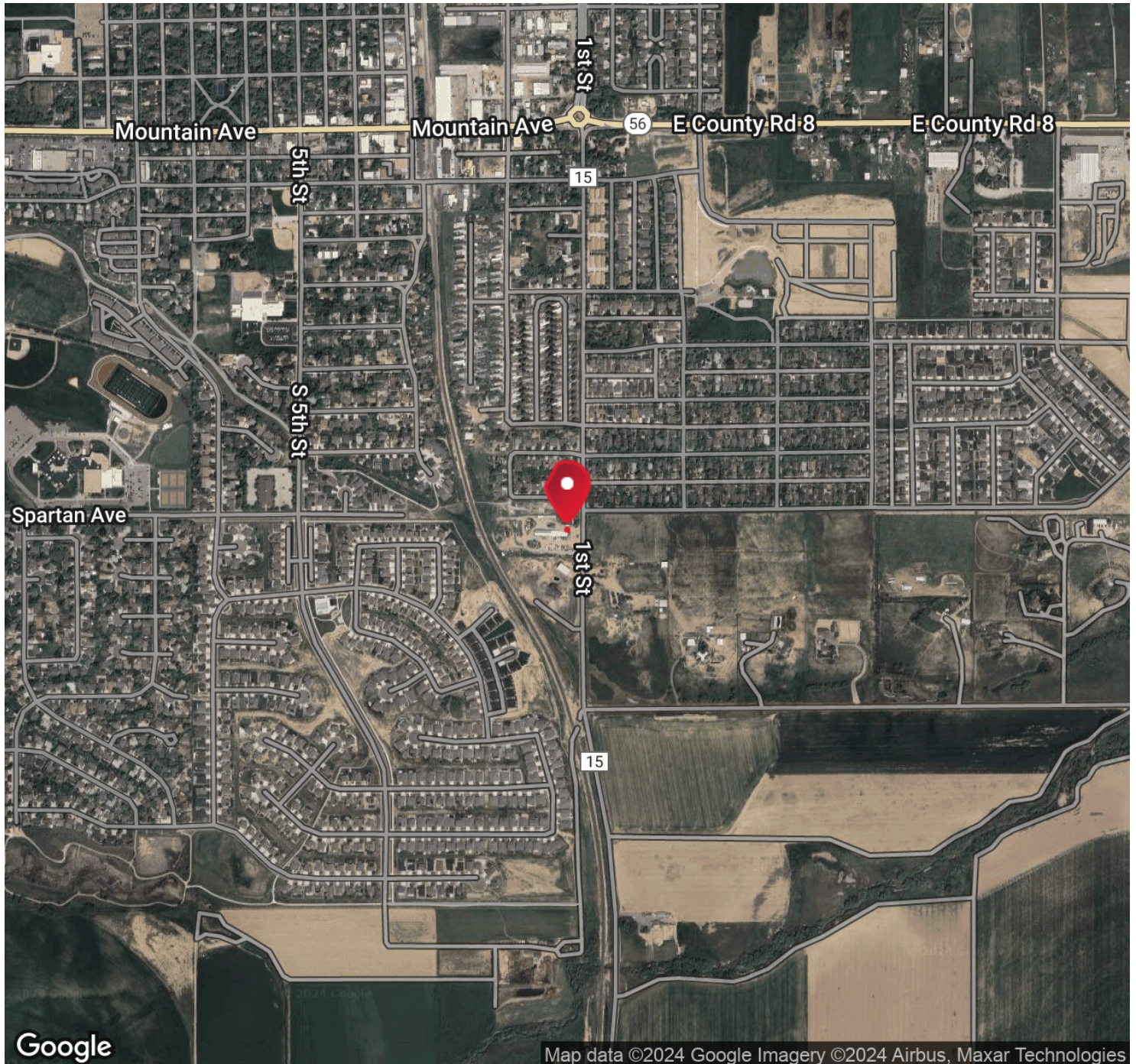
FOR SALE

UNIQUE REDEVELOPMENT OPPORTUNITY

AERIAL MAP

205 AND 207 S. 1ST STREET

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