

FOR SALE



# COMMERCIAL DEVELOPMENT SITE

## PROPERTY INFORMATION:

1155 Park St. - Castle Rock, CO

Lot Size: .61 Acres (26,572 SF)

Zoning: B-2 (General Business)

Utilities: All At Site

Price: ~~\$375,000~~

**PRICE REDUCED!**  
**\$169,000**

## FEATURES:

- Rare infill location
- Less than 5 minutes from I-25 / Wolfensberger Exit
- 75,000 + cars per day at I-25
- Nearly 20,000 per day at Park St. / Wolfensberger
- Ideal location for single or multi-tenant building
- Outside storage permitted per zoning
- Excellent visibility



For information contact:

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- Opportunity to purchase building at 1155 Park St. as well as .61 acre parcel



**Demographics - 5 Mile**

Demographics	2008	2013
Population	52,483	71,360
Median HH Income	\$101,886	\$126,201

**Demographics - 10 Mile**

Demographics	2008	2013
Population	97,049	131,124
Median HH Income	\$112,070	\$133,925

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EdgeCommercialProperties.com

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