



20.09 ACRES IN 2534 COLORADO - LAND
~~\$473,715 - \$6,563,403 (\$7.25 - \$7.50/SF)~~
\$3,323,733 - \$3,500,482 (\$4.00 - \$4.95/SF)

S & W of Thompson Parkway and Ronald Reagan Boulevard *Johnstown, Colorado*

PRICE REDUCED



SITE

1.5 TO 2.5 ACRES - \$4.95/SF
20.09 ACRES - \$4.00/SF

Fully served 20.09 acre site in 2534 Colorado Development of the SEC of I-25 and US 34. Site could be divided to 2-acre parcels. Great for smaller to medium size company looking for their own identity in fast growing area. Great access via I-25 and strategically located between Loveland, Greeley and Fort Collins. Near restaurants, shopping and hospitals. Amenities in place and zoned for office, retail and R/D uses.

FEATURES

City:	Johnstown
Land Size:	1.5 Acres - 20.09 acres
Dimensions:	Irregular
Topography:	Gentle slope to west
Water/Sewer:	Thompson & Ronald Reagan
Water/Sewer District:	Johnstown
Gas:	Xcel

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FOR SALE



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Listing #20046

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