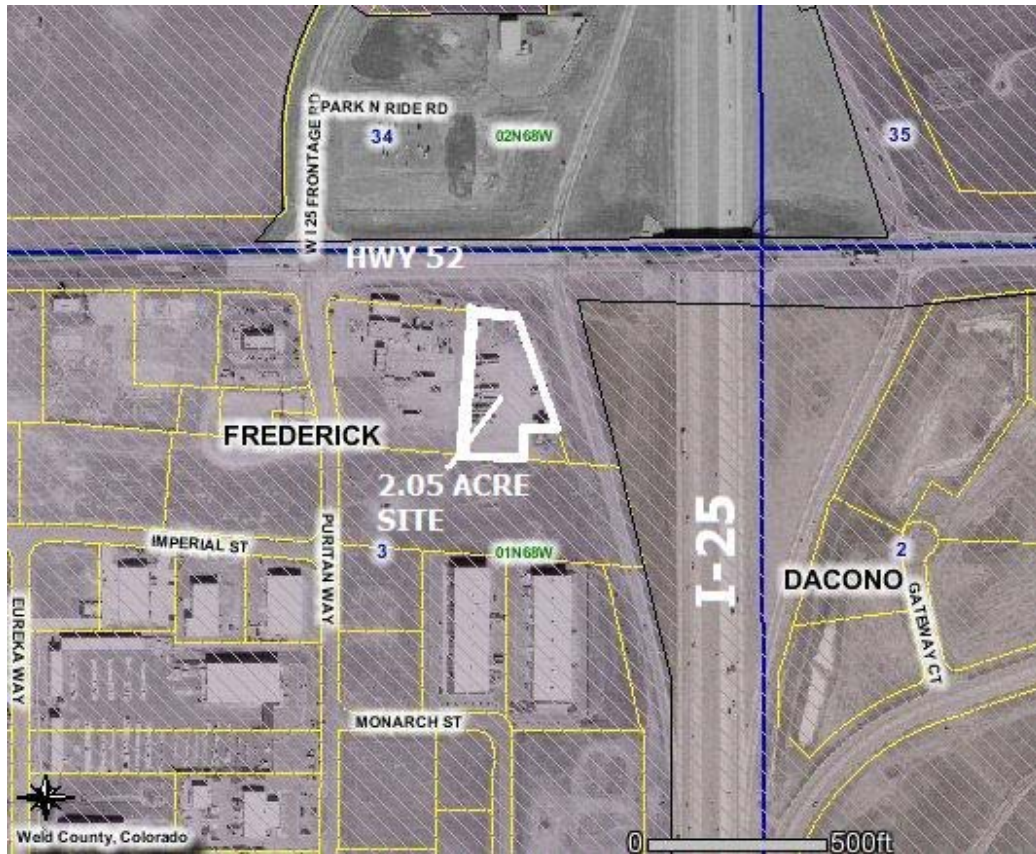


FOR SALE



Great Location at the intersection of I-25 and Hwy 52 with I-25 frontage and visibility. Lot is near the very successful Glacier Business Park, as well as the existing restaurant/gas station, and McDonald's. Zoning allows for a wide variety of commercial uses in the Town of Frederick

***Option to Lease Panel on Hwy Monument Sign Available.**

*For Additional Information Contact:
Phil, Blake, or Heath Irwin
303-833-4454
hirwin@irwinandhendrick.com*

FOR SALE **I-25 Frontage Lot**

City/County: Frederick/ Weld

Zoning:C-H52

Size: 2.05 acres

Price: \$11.00 S/F

Available: Upon Subdivision Completion

Utilities: Available

-Lot is being subdivided and sale will be conditional upon completion of subdivision

IRWIN & HENDRICK - EAST **COMMERCIAL AND INVESTMENT REAL ESTATE**

720 AUSTIN AVENUE, SUITE 200, ERIE, COLORADO 80516 303.833.4454 FAX 303.833.4460

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.