

# FOR SALE

1.25 -2.5 ACRES  
DEVELOPMENT/USER SITE

9200 Pierce Street – Westminster, CO 80031

*Corner site in Westminster*



**Location:** SW Corner of 92<sup>nd</sup> Ave  
and Pierce Street

**Site Size** 2.49 Acres (108,730 SF)

***Divisible!***

**Zoning:** R-18

**Frontage:** 480' on 92<sup>nd</sup> Ave &  
183' on Pierce St

**Water and Sewer:** City of Westminister  
(8" w & 8" ss in 91<sup>st</sup> Court)

**Real Property Taxes:** \$22,949 (2015)

**Sale Price:** ~~\$733,900 (\$6.75)~~  
**\$625,000 (\$5.75/SF)**



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