# \$1,400,000 - Co Highway 56 Lot 1, Berthoud

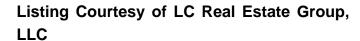
MLS® #IR1035914 Listing Office: LC Real Estate Group, LLC

## \$1,400,000

0 Bedroom, 0.00 Bathroom, Land on 1 Acres

Westside Crossing Replat 2, Berthoud, CO

PADS NEAR COMPLETION - JULY 2025!
New construction, retail shopping center in fast growing Berthoud community. Hard corner/lighted intersection. Approved site plan of box-anchored shopping center with flexible spaces. Close proximity to TPC Colorado Golf Course. Anchor site ideal for grocer, farm & ranch, dollar store, pet store, etc. Not natural grocers in rapidly growing community. Pad sites for restaurants, automotive, fast food, carwash, daycare, gas, convenience, etc. LOT 1 IS 1.322 ACRES. SALE PRICE \$1,400,000.



## **Essential Information**

MLS® # IR1035914 Price \$1,400,000

Bathrooms 0.00
Acres 1.32
Type Land

Sub-Type Improved Land

Status Active

# **Community Information**

Address Co Highway 56 Lot 1

Subdivision Westside Crossing Replat 2

City Berthoud
County Larimer







REcolora

State CO

Zip Code 80513

### **Amenities**

Utilities Electricity Available, Natural Gas Available

View Mountain(s)

### **Exterior**

Lot Description Corner Lot, Level

#### **School Information**

District Other
Elementary Other
Middle Other
High Other

#### **Additional Information**

Date Listed June 5th, 2025

Zoning Incorp

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