

# \$2,500,000 - Co Highway 56 Lot 7, Berthoud

MLS® #IR1035951

Listing Office: LC Real Estate Group, LLC

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5 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. No natural grocers in rapidly growing community. Pad sites for restaurants, automotive, daycare, quick lube, banks, fast food, gas/convenience, etc. LOT 7 IS ANCHOR LOT 4.706 ACRES. \$2,500,000.

RECOLORADO

**Listing Courtesy of LC Real Estate Group, LLC**

## Essential Information

MLS® #	IR1035951
Price	\$2,500,000
Bathrooms	0.00
Acres	4.71
Type	Land
Sub-Type	Improved Land
Status	Active

## Community Information

Address	Co Highway 56 Lot 7
Subdivision	Westside Crossing Replat 2
City	Berthoud



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County	Larimer
State	CO
Zip Code	80513

### Amenities

Utilities	Electricity Available, Natural Gas Available
View	Mountain(s)

### Exterior

Lot Description	Corner Lot, Level
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### School Information

District	Other
Elementary	Other
Middle	Other
High	Other

### Additional Information

Date Listed	June 5th, 2025
Zoning	Incorp

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