

MIXED-USE DEVELOPMENT

EXCELLENT OPPORTUNITY

 602 ELBERTA AVENUE
PALISADE, CO 81526



PRIME LOCATION. ENDLESS POTENTIAL.

Exceptional mixed-use zoned property located in the heart of Palisade. Positioned on Elberta Avenue — the direct connection between Interstate 70 and Highway 6 — this property offers outstanding accessibility, visibility, and future growth potential. Just north of the planned roundabout and across from Peach Bowl Park, this site is ideal for a wide variety of commercial, residential, agricultural, or mixed-use applications.

Currently used as grass/hay ground with a gentle slope, the property provides a versatile layout for future development in one of the Grand Valley's most desirable and expanding communities.



PROPERTY HIGHLIGHTS

-  Prime mixed-use zoned property
-  Excellent location along Elberta Avenue
-  Direct access between I-70 & Highway 6
-  Positioned near future roundabout improvements
-  Across from Peach Bowl Park
-  Slightly sloping topography
-  Currently in grass/hay production
-  Strong development and investment potential
-  City/Town paved road access
-  Sewer available
-  Water tap available

 **EXCELLENT ACCESS & VISIBILITY**
Located on Elberta Avenue between I-70 & Highway 6. Just north of the future roundabout.

POSSIBLE USES

- | | | |
|---|--|--|
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MIXED-USE DEVELOPMENT | 
COMMERCIAL DEVELOPMENT | 
MULTI-FAMILY RESIDENTIAL |
| 
AGRICULTURAL / FARM USE | 
INVESTMENT & LAND HOLD OPPORTUNITY | 
OTHER - SEE REMARKS |

PROPERTY DETAILS

- | | | | | |
|---|--|--|---|--|
|  ZONING
Mixed Use |  ACCESS
City / Town Paved Roads |  UTILITIES
Sewer Available
Water Tap Available |  TERMS
Cash,
Conventional Financing |  SHOWING INSTRUCTIONS
Call Listing Office |
|---|--|--|---|--|


RICKARD
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EXPERIENCE. INTEGRITY. RESULTS.

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