

















PROPERTY DETAILS

Rare 2.35-acre parcel in central Arvada, improved with well, septic, and electricity. Zoning allows residential development (buyer to confirm with the City). The domestic water tap fee is paid, but no water service hookup is known—buyer must verify status and connection requirements. Septic system details are unknown. Seller has initiated work for a 3-lot subdivision, ideal for small builders or custom homes. Final plat has not been recorded; buyer must handle remaining approvals and fees. Great location near Arvada amenities, parks, and schools. Property sold as-is.









9909 W 70th Avenue, Arvada, CO 80004 — Screenshot 2025-11-14 at 8.27.12 AM



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.





