

FOR SALE

LAND/DEVELOPMENT OPPORTUNITY | 4.06 AC

4.06 ACRES WITH
I-70 EXPOSURE!

6105 W 49TH PL &
6109 W 48TH AVE
WHEAT RIDGE, CO 80033



720.843.1330 | www.DigbyCommercial.com
DISTINGUISHED. DRIVEN. DEPENDABLE.

Tanner Digby, SIOR

President

O. 720.843.1330 Ext. 104

C. 720.402.7578

E. Tanner@DigbyCommercial.com

6105 W 48TH PL & 6109 W 49TH AVE
WHEAT RIDGE, CO 80033

DEVELOPMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- I-70 Exposure
- Prime Redevelopment Site
- Easy Access to Major Freeways I-70, I-76, and I-25
- Flat Topography

SUMMARY

PRICE

CONTACT BROKER

LOT SIZE

4.06 ACRES

ZONING

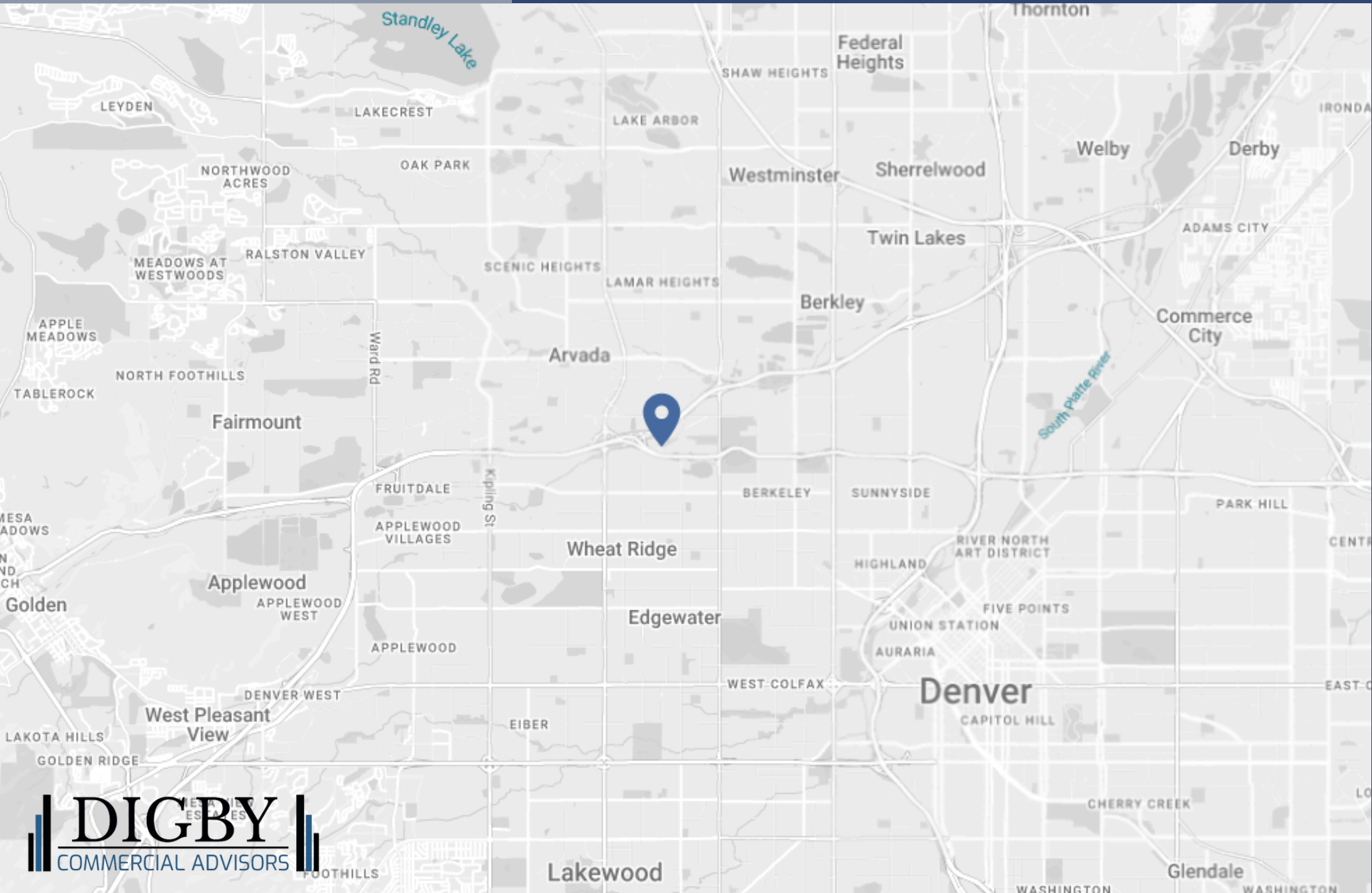
C-1 & R-2 (WHEAT RIDGE SPLIT ZONING)

TAXES

\$9,657.84

LOCATION MAP

6105 W 48TH PL & 6109 W 49TH AVE
WHEAT RIDGE, CO 80033



LISTED BY: DIGBY COMMERCIAL ADVISORS



TANNER DIGBY, SIOR
President

E. Tanner@DigbyCommercial.com
O. 720.843.1330 ext. 104
C. 720.402.7578

ABOUT US

Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over \$250,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

Digby Commercial Advisors is committed to delivering outstanding results and tailored solutions for every client. Our proven track record of success, backed by extensive market knowledge and trusted industry relationships make us a leading resource for all commercial real estate needs.

©2026 DIGBY COMMERCIAL ADVISORS. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

DISCLOSURE: DIGBY COMMERCIAL ADVISORS IS WORKING IN CONJUNCTION WITH JOSEPH DUNN AND CRESCO PROPERTIES ON THIS LISTING (303.980.4184).