

# Clear Creek Townhomes

10590 W. 44TH AVENUE  
WHEAT RIDGE, CO 80033

**\$995,000**



## PROPERTY HIGHLIGHTS:

- Great Development Opportunity in Wheat Ridge
- Large Corner Lot with High Visibility on 44th Ave
- 22,013 SF Site - \$45.20/SF
- Quick Access to I-70
- Nearby Amenities Include: Wheat Ridge Recreation Center, Crown Hill Park, and New Sprouts Grocery
- 10 minutes to Olde Town Arvada Restaurants and Shopping
- Bike Score: 87
- Current Plans are for 11 Townhomes



**Kyle Malnati**  
Kyle@CalibrateRE.com  
303.358.4250



