

**Commercial Ground  
Idaho Springs**

<b>Location:</b> Idaho Springs, South Side of I-70 at Twin Tunnels	<b>Zoning:</b> Residential
<b>Distance to I-70/US 40:</b> On I-70	<b>Water:</b> Private
<b>City:</b> Idaho Springs	<b>Sewer:</b> Septic
<b>Land Use:</b> Two Single Family Homes	<b>Access:</b> US Hwy. 40
<b>Possible Use:</b> Multi-Family, Recreation, Commercial	<b>Topography:</b> Sloping
<b>Price:</b>	<b>Improvements:</b> Two Single Family Homes
<b>Size/Acres:</b> 5.14	<b>Electricity:</b> Yes
<b>Amenities:</b> Close to town, recreation, activities	<b>Gas:</b> Yes
<b>Owner:</b> Village at the Creek, LLC	
<b>Contact:</b> c/o Dave Reid 27880 Pine Dr. Evergreen, CO 80439	<b>Comments:</b> Close to town, recreation opportunities, I-70 visibility, Enterprise Zone