



9909 W 70th Avenue
Arvada, CO 80004
COMMUNITY: Oberon 2nd Flg

MLS # 5833471
PRICE \$1,600,000

Expansive Lot! Plans available upon request!



Vacant Land



2.35 Acre

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.



Ashley King
303-585-1380
thekingsrealestatecolorado@gmail.com



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