

Value-Add Investment Property for Sale

3065 CRAFT WAY, WESTMINSTER, CO 80030

PRICE REDUCED!



Overview

Hoff & Leigh presents a value add investment property with the potential for redevelopment. The site is nearly a half acre and can be built 5 stories high. Currently there's a split residence that has \$2,500/month in rent. The duplex could easily generate \$4,000/month. A fenced yard space offers the buyer the ability to increase cash flow through additional rents as well. The site sits ¼ mile from the Westminister light rail station. Utilities are to the site.

[Click here to view development plans for Westminister Station](#)

Highlights

- Walking Distance to Westminister Light Rail Station
- Generous Zoning for Redevelopment
- Up to 5 Stories Allowed
- Views of Downtown Denver

Property Details

Reduced Sales Price ■ ~~\$650,000~~ **\$575,000**

Zoning ■ Mixed Use

Lot Size ■ 0.491 Acres

Rev: August 24, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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Northgate Westminster Station

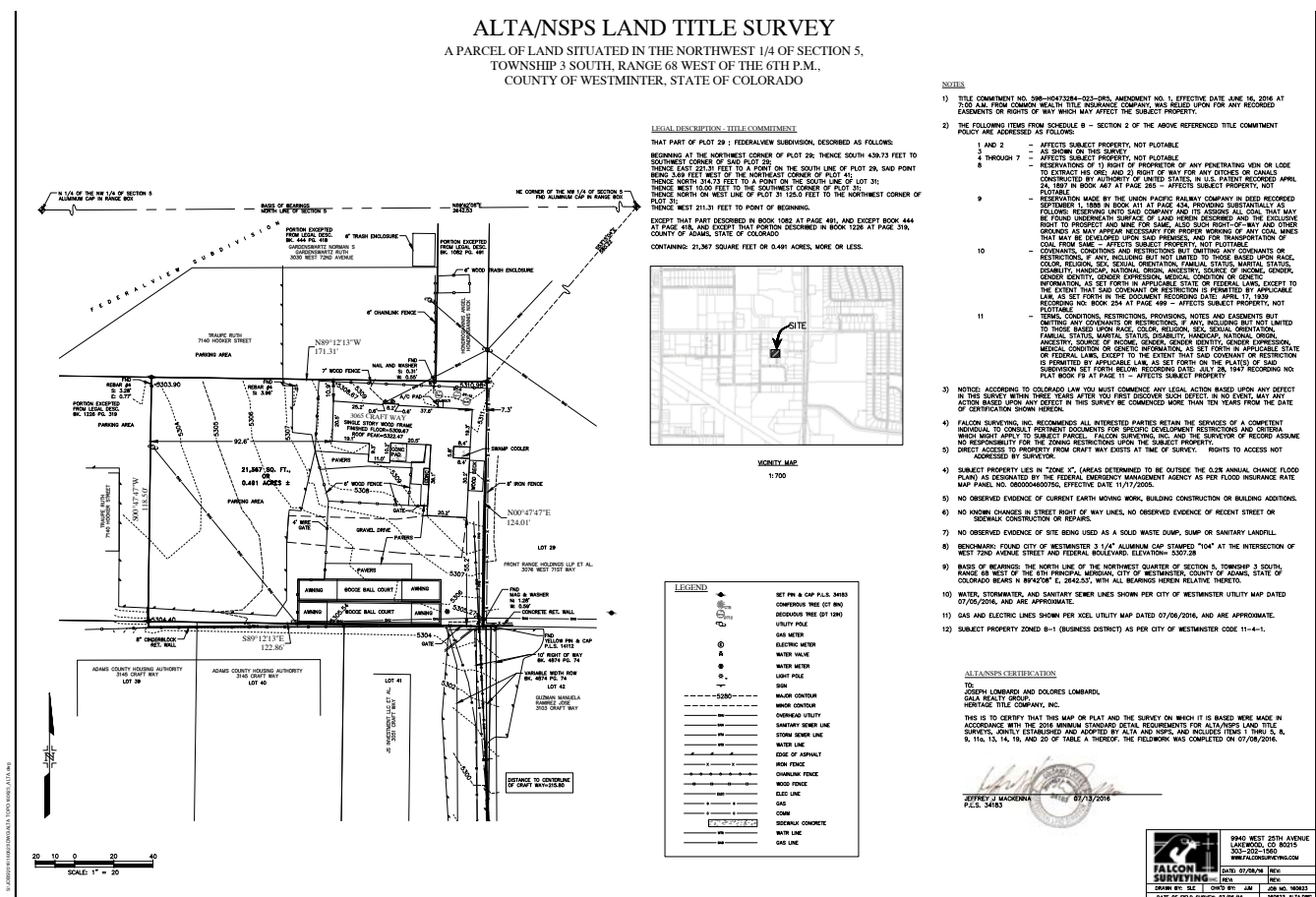
A developer is planning to construct 773 residential units accompanied by retail space on a 27.5-acre parcel near the Regional Transportation District's (RTD) Westminster Station. This transit-oriented development aims to leverage the proximity to public transportation to create a dynamic community hub.

Westminster Station Park

A 40-acre community park has been established adjacent to Westminster Station, offering residents expansive outdoor spaces, trails, and recreational amenities. This park enhances the area's appeal, providing a Colorado outdoor experience within the city limits.

Transportation Infrastructure

Westminster Station serves as a key node in RTD's FasTracks project, providing commuter rail access to Denver and future extensions planned toward Boulder and Longmont. This connectivity supports the area's development into a transit-oriented community.





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Annual Property Operating Data

Year	Property Address				
2025	3065 Craft way				
Address	Lease Expiration		Lease Type	Net Monthly Rent	Possible Monthly Rent
A	M2M		Gross	2,000	\$2,500.00
B	M2M		Gross	1,500	\$2,000.00
				3,500	\$4,500.00
	Annual Expenses				
	Real Property Taxes (Actual)	\$2,783.66			
	Property Insurance (estimated)	\$2,700.00			
	Annual Expenses	\$5,483.66			
	Annual Rent	\$42,000			
	Possible Annual Rent	\$54,000			
	Net Operating Income	\$36,516.34			
	Possible Net Operating Income	\$48,516.34			

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DEMOGRAPHICS



19,272
Population



34.3
Median Age



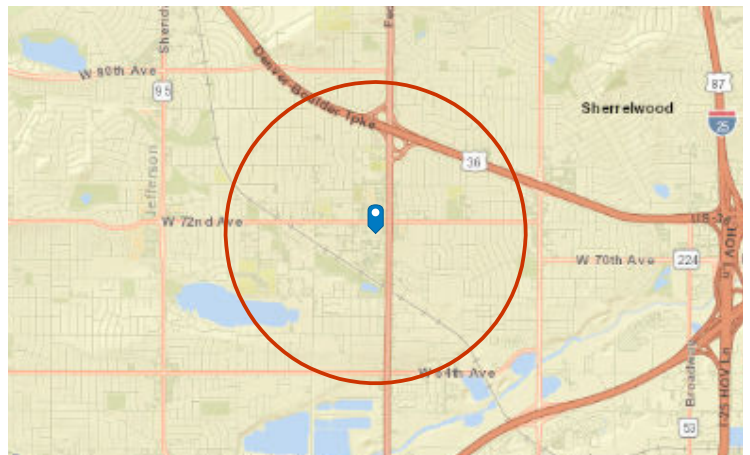
2.7
Average
Household Size



\$61,200
Median Household
Income

TRAFFIC COUNT

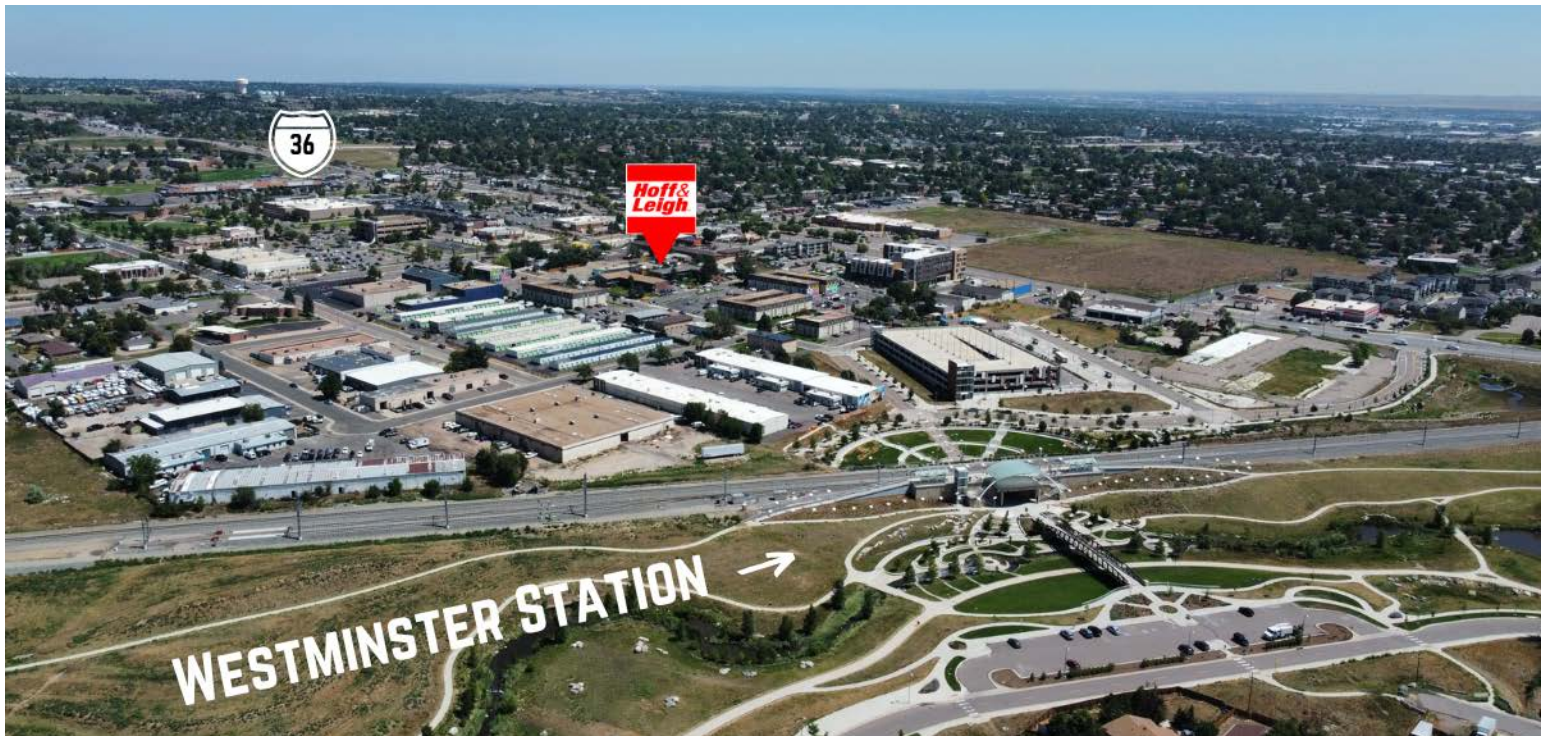
Cross street	Traffic 1	Distance
Hooker St	23,311	0.1
Hooker St	23,142	0.1
W 71st Way	36,128	0.1
W 71st Ave	36,128	0.1
Eliot Cir	16,539	0.2



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