



**COMMERCIAL  
LAND FOR SALE  
UP TO 6 ACRES  
AULT, CO  
CONESTOGA COMMERCIAL**

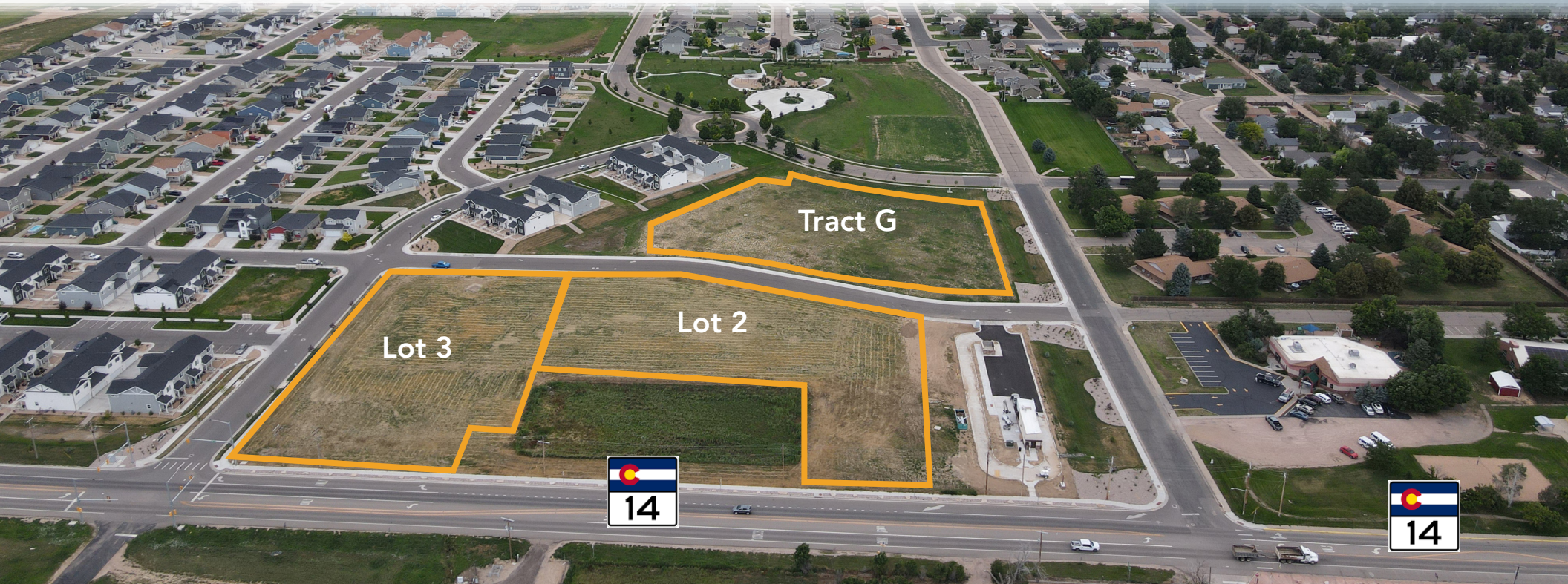
Lot Size

Sale Price

<b>Tract G:</b>	108,922 SF (2.5 acres)	\$408,457.50 (\$3.75/SF)
<b>Lot 2:</b>	83,180 SF (1.9 acres)	\$540,670.00 (\$6.50/SF)
<b>Lot 3:</b>	71,504 SF (1.64 acres)	\$572,032.00 (\$8.00/SF)

*PUD COMMERCIAL ZONED LAND FOR SALE OFF HIGHLY TRAFFICKED HIGHWAY*

- Located directly on high traffic CO-14/1st Street with easy access to US Highway 85
- 450+ Newly built homes completed in Conestoga Community
- Local area underserved for commercial services
- Zoned: PUD - Commercial





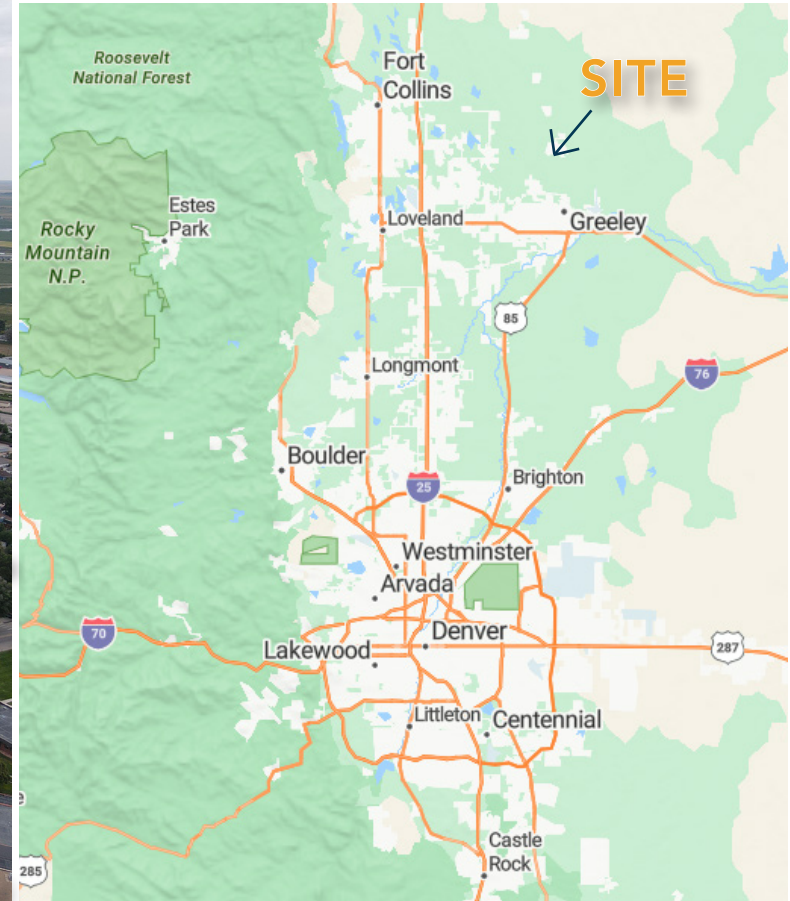
# PROPERTY DETAILS

- 450+ New Homes Completed in Conestoga Community
- Highway 14 Frontage
- Easy access to Highway 85





# REGIONAL MAP



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