



6032 BUTTE MILL ROAD
BOULDER, CO 80301



4.2 Acre Lot For Sale \$4,950,000.00

- Amazing views of the front range from this rare gem in the City of Boulder.
- Zoned IG. Uses include sales and rental of vehicles, vehicle servicing and parking, warehouse facility, and other conditional uses.
 - Environmental Phase 1 and Phase 2 Reports Available.
 - ALTA Land Title Survey Available .
 - Streets to the West and South are private.

For More Information: www.6032.wkre.com



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Examples of other Allowed uses in I-G zoning – allowed or allowed as conditional use or with use review

Allowed:

- Detached dwelling units
- Art of craft studio space
- Certain breweries/distilleries/wineries
- Commercial kitchens/catering
- Small theater /rehearsal space
- Government facilities
- Public schools and universities /certain adult education facilities
- Certain administrative /technical offices
- Parks and recreation uses
- Automobile parking lots /carpool lots
- Service of vehicles
- Manufacturing uses
- Warehouse or distribution facilities
- Several agricultural uses

Conditional Use:

- Transitional housing
- Certain breweries/distilleries/wineries
- Mobile food vehicle
- Restaurants (certain categories)
- Emergency & overnight shelters
- Medical or dental offices
- Convenience retail sales

With use review approval:

- Detached dwelling units
- Duplexes, Attached dwellings & Townhouses
- Live-work units & Efficiency living units
- Congregate care & Custodial facilities
- Residential care facilities
- Fraternities, sororities & dormitories
- Museums
- Day care centers

Aerial View 6032 Butte Mill Road

