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4055 NE COUNTY LINE ROAD

ERIE, CO 80516

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OFFERING TERMS

- Sale Price \$1,950,000
- Lot Size: 5.75 Acres
- Building Size: 4,992 SF
- County: Boulder County
- Zoning: B-Business

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for virtual tour

**BOULDER COUNTY INVESTMENT /
OWNER OCCUPANT OPPORTUNITY**

TODD WALSH, CCIM

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HEIDI SCHAMBER

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4055 NE COUNTY LINE ROAD

ERIE, CO



ERIE RECREATION CENTER & SPORTS COMPLEX

20 MINS TO BOULDER

ERIE ELEMENTARY & MIDDLE

COUNTY-LINE RD



BRIGGS ST

BALCOM ST

MOFFAT ST

CHESMAN ST

ERIE PKWY

25 MINS TO DENVER

CLICK HERE for virtual tour

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Finding balance between its historic small town character and its modern public amenities, Erie residents make the most of Colorado's 300 days of sunshine and beautiful mountain views. Let's just say, it's good to call Erie home.

Situated in the heart of Colorado's major economic and population centers and in close proximity to worldclass research and academic institutions, Erie is a full-service community that provides state-of-the-art infrastructure and support to our corporate and retail business partners.

The Town of Erie is located in Boulder and Weld counties, just west of I-25 for easy access to I-70, Denver International Airport (DEN), and Colorado's entire Front Range. Erie's planning area spans 48 square miles extending from the north side of State Highway 52 south to State Highway 7, and between US 287 on the west and Interstate 25 to the east.

ERIE DEMOGRAPHICS

TOTAL POPULATION

34,828

AVG HOUSEHOLD INCOME

\$125,353

TOTAL HOUSEHOLDS

11,882

Town of Erie 2023 Community Profile

