



# Development Opportunity

Business Development Office | [welish@berthoud.org](mailto:welish@berthoud.org) | 970-532-2643

**Project Name:** Gateway Park Commercial  
**Location:** NWC of Mountain Ave & LCR 17  
**Total Project Size:** 15 Acres  
**Zoning District(s):** PUD - Planned Unit Development

**Contact:** Ken Kanemoto  
**Prudential**  
**Phone:** 303-772-2222  
**E-mail:** [ken@longmontcommercial.com](mailto:ken@longmontcommercial.com)

**Project Entitlement:**  
Three lots with multiple commercial building sites; submittal of site plans required to develop property.

**Project Status:** Vacant - interested developers or business owners please call.

**Project Plan:** [Gateway Park commercial brochure.](#)

