

BUILDING FOR SALE

15 - 17 N Main St | Brighton, CO

\$540,000

FOR SALE



AVAILABLE

Building: 4,000 SF plus basement

Land: 10,150 SF lot

STANDARD PRICE

\$540,000 (\$135/SF)

DESCRIPTION

- Great owner-user or investment opportunity
- All tenants on month-to-month
- Below market rents
- Excellent visibility
- Ample parking: 20+ spaces
- Basement finished as apartment (2,400 SF)
- Currently built as 3 retail units and 1 residential unit

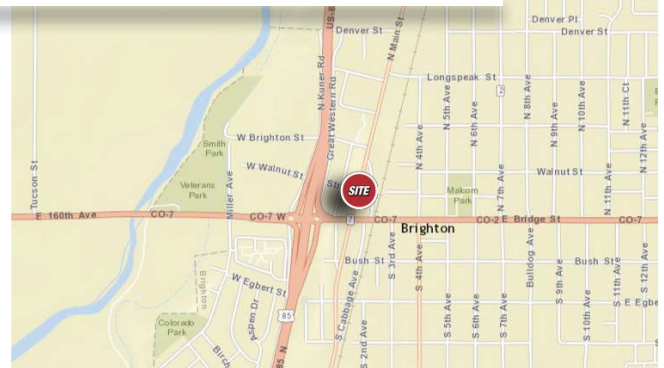
CONTACT

Eric Diesch | 303.390.5230

eric.diesch@srsre.com

Molly Bayer | 303.295.4833

molly.bayer@srsre.com



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2015 Population	10,406	31,819	46,591
HH Estimate	3,607	10,408	15,313
Average HH Income	\$58,110	\$78,675	\$86,878
Daytime Population	5,356	14,216	17,845

Year: 2015 | Source: ESRI

TRAFFIC COUNTS

US 85: n/o Bridge St	34,766 VPD
Bridge St: e/o US 85	27,870 VPD

Year: 2014 | Source: DRCOG

SRS Real Estate Partners

1875 Lawrence St, Suite 850 | Denver, CO 80202

303.572.1800 | SRSRE.COM

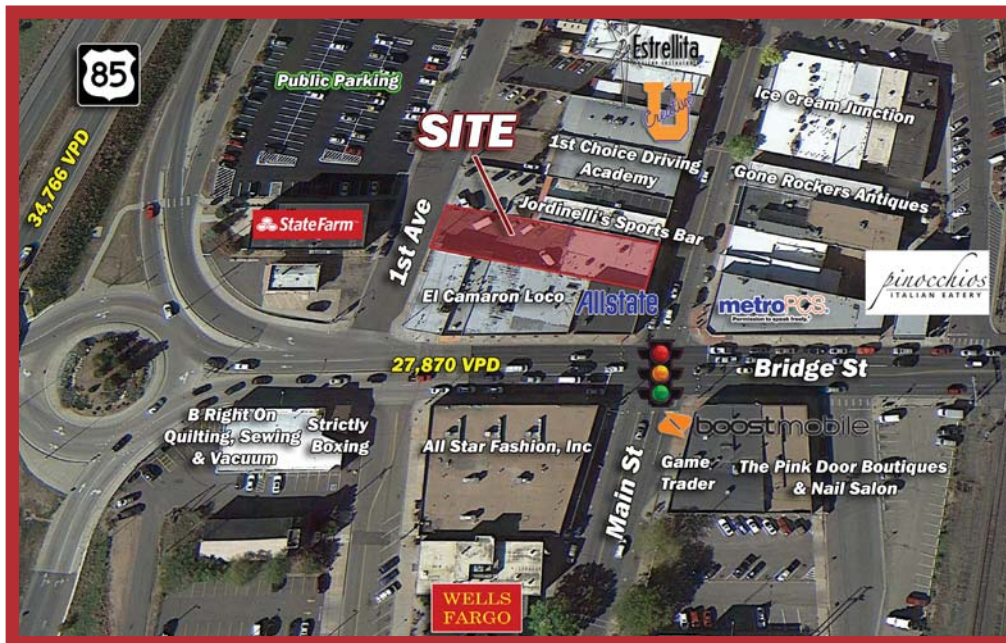
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