

**FOR SALE**  
**\$678,000**



**FOR AN AERIAL TOUR OF THE PROPERTY VISIT:**

<https://youtu.be/lpmSO2LP8rM>

EVERGREEN LIVE/WORK CONDO

**30735 BRYANT DRIVE UNIT 607 & 608**

Evergreen, CO 80439



AVAILABLE SF

**3,040 SF**



LOADING

**(2) DRIVE IN**



CLEAR HEIGHT

**17'5"**

## PROPERTY HIGHLIGHTS

- - 3,040 SF space with steel constructed office mezzanine
- - Two 12x12 ft overhead doors with 17'5" clearance
- - Wet sprinklers
- - Propane & Oxygen Lines running throughout
- - 1.5 baths with a walk-in shower
- - Zoned PD for versatile industrial and commercial uses



OA DUES

**\$130/MONTH**



TAXES

**\$11,050**



YEAR BUILT/RENO

**2004/2017**

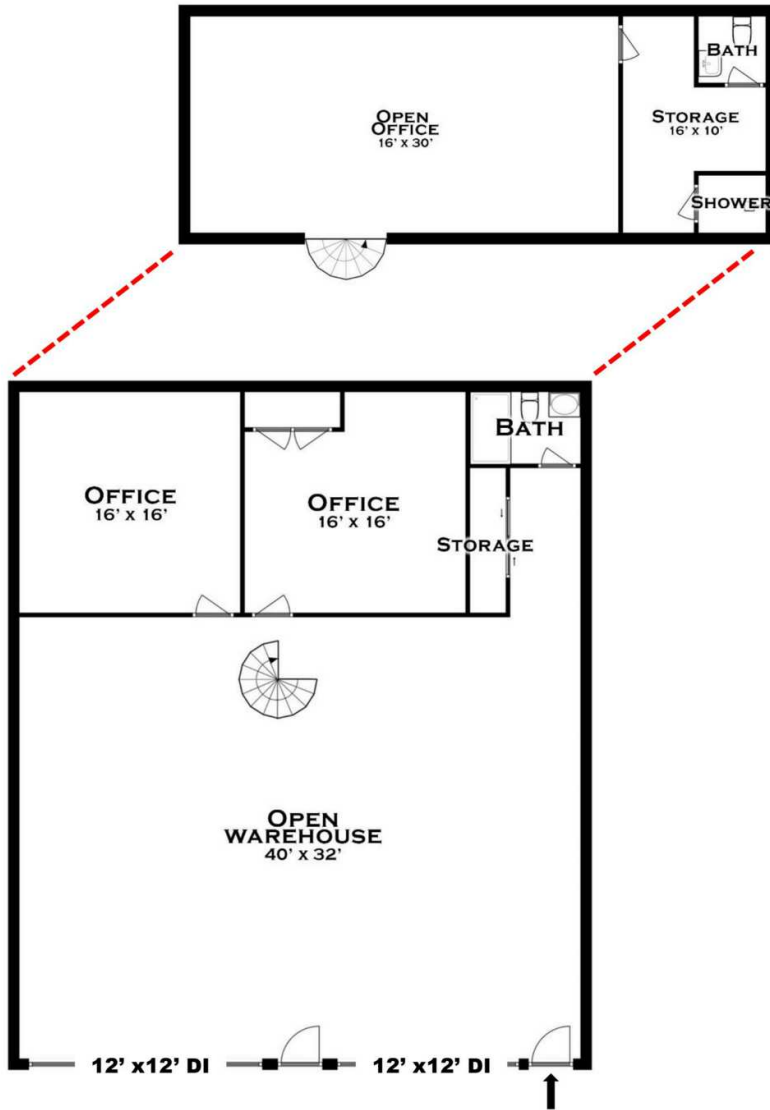
## PROPERTY DESCRIPTION

Opportunity to own this 3,040 SF Industrial/Flex Space property, located in the heart of Evergreen, CO. Built in 2004 and recently renovated with fully built out office space in 2017, this space features two 12x12 ft overhead doors with 17'5" clearance, and wet sprinklers. Monthly dues of \$120 cover CAM, water, and sewer, providing exceptional value. The property also boasts gas heating, 1.5 baths with a walk-in shower, and a 2:1 parking ratio, making it an attractive and versatile option for Industrial/Flex Space investors. With a PD zoning, this property is primed for a wide range of industrial and commercial uses.

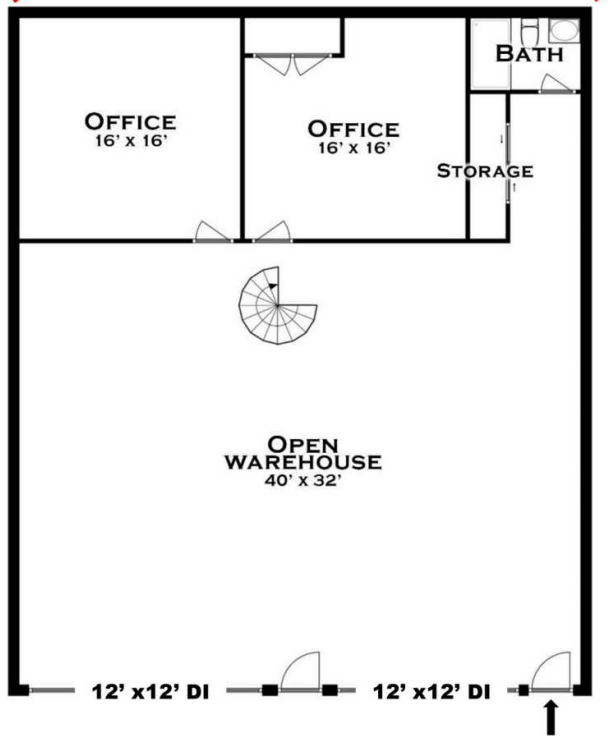
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SECOND FLOOR



FIRST FLOOR



# PROPERTY DETAILS

<b>Sale Price</b>	<b>\$678,000</b>
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LOCATION INFORMATION	
<b>Building Name</b>	Evergreen Live/Work Condo
<b>Street Address</b>	30735 Bryant Drive Unit 607 & 608
<b>City, State, Zip</b>	Evergreen, CO 80439
<b>County</b>	Jefferson

BUILDING INFORMATION	
<b>Unit Size</b>	3,040 SF
<b>Ceiling Height</b>	17.5 ft
<b>Minimum Ceiling Height</b>	15.5 ft
<b>Office Space</b>	1,300 SF
<b>Warehouse Space</b>	1,740 SF
<b>Number of Floors</b>	2
<b>Year Built</b>	2004
<b>Year Last Renovated</b>	2017

PROPERTY INFORMATION	
<b>Property Type</b>	Industrial
<b>Property Subtype</b>	Flex Space
<b>Zoning</b>	PD
<b>Amenities</b>	Oxygen Lines Propane Lines Large hood/Ventilation system

PARKING & TRANSPORTATION	
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UTILITIES & AMENITIES	
<b>Restrooms</b>	2
<b>Gas / Propane</b>	Yes

**RYDER FINK**

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# ADDITIONAL PHOTOS



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# PROPERTY DESCRIPTION



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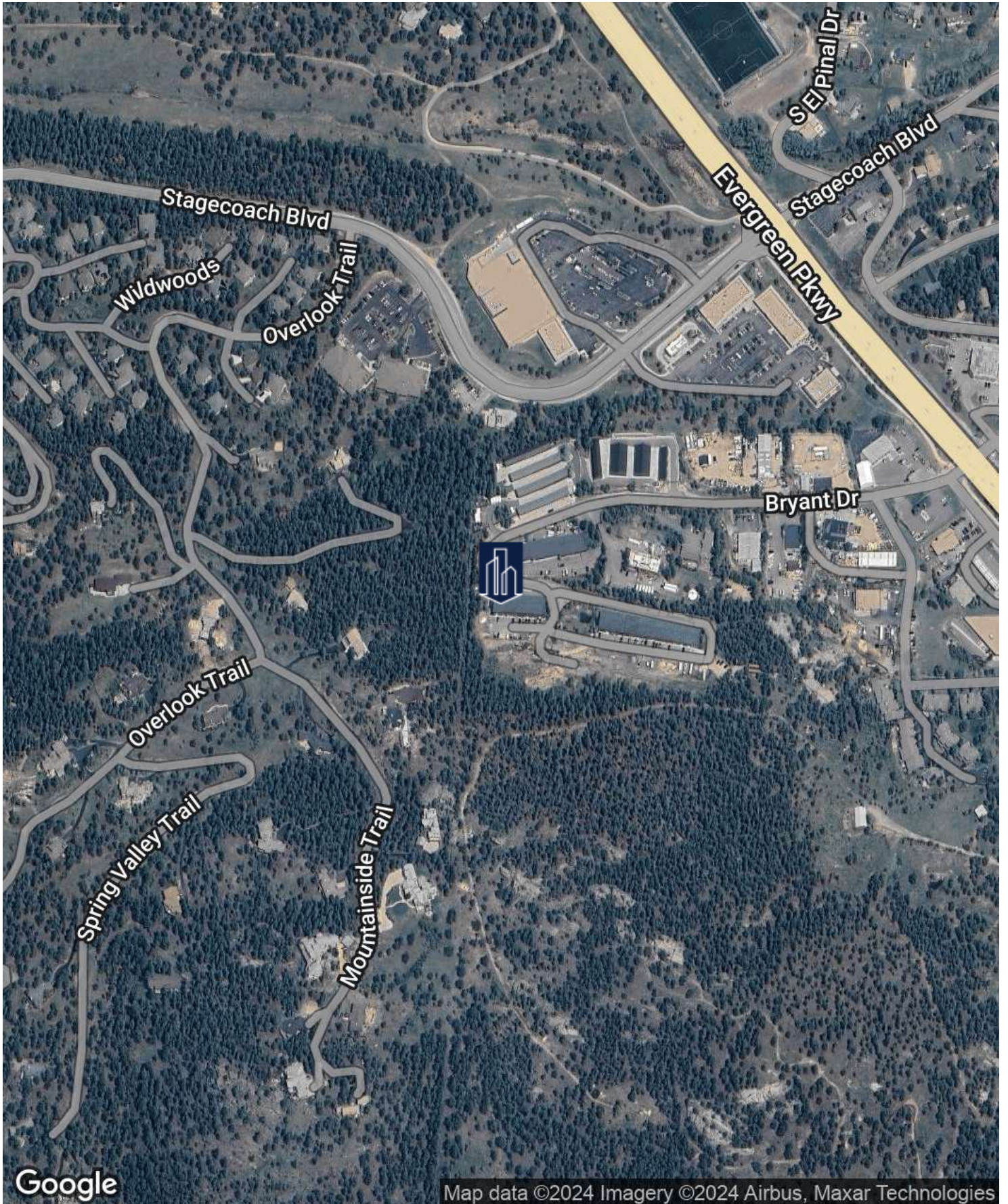
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## LOCATION DESCRIPTION

A rare opportunity to own this industrial warehouse condo atop the heart of Evergreen. The contiguous units 607 & 608 can be found on the end unit of the building with an attached outdoor concrete slab used for storage, propane tanks, or trash. The unit faces due North and provides excellent views. This condo is 2 minutes off of Evergreen Pkwy, 30 minutes from downtown Denver, and 50 minutes from Silverthorne. Outdoor enthusiasts will appreciate the proximity to hiking and biking trails, as well as the nearby Evergreen Lake for fishing and boating. With its convenient access to major roads and highways, this location offers a perfect balance of natural tranquility and urban connectivity for Industrial/Flex Space users.



# LOCATION MAP



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# RETAILER MAP



Google

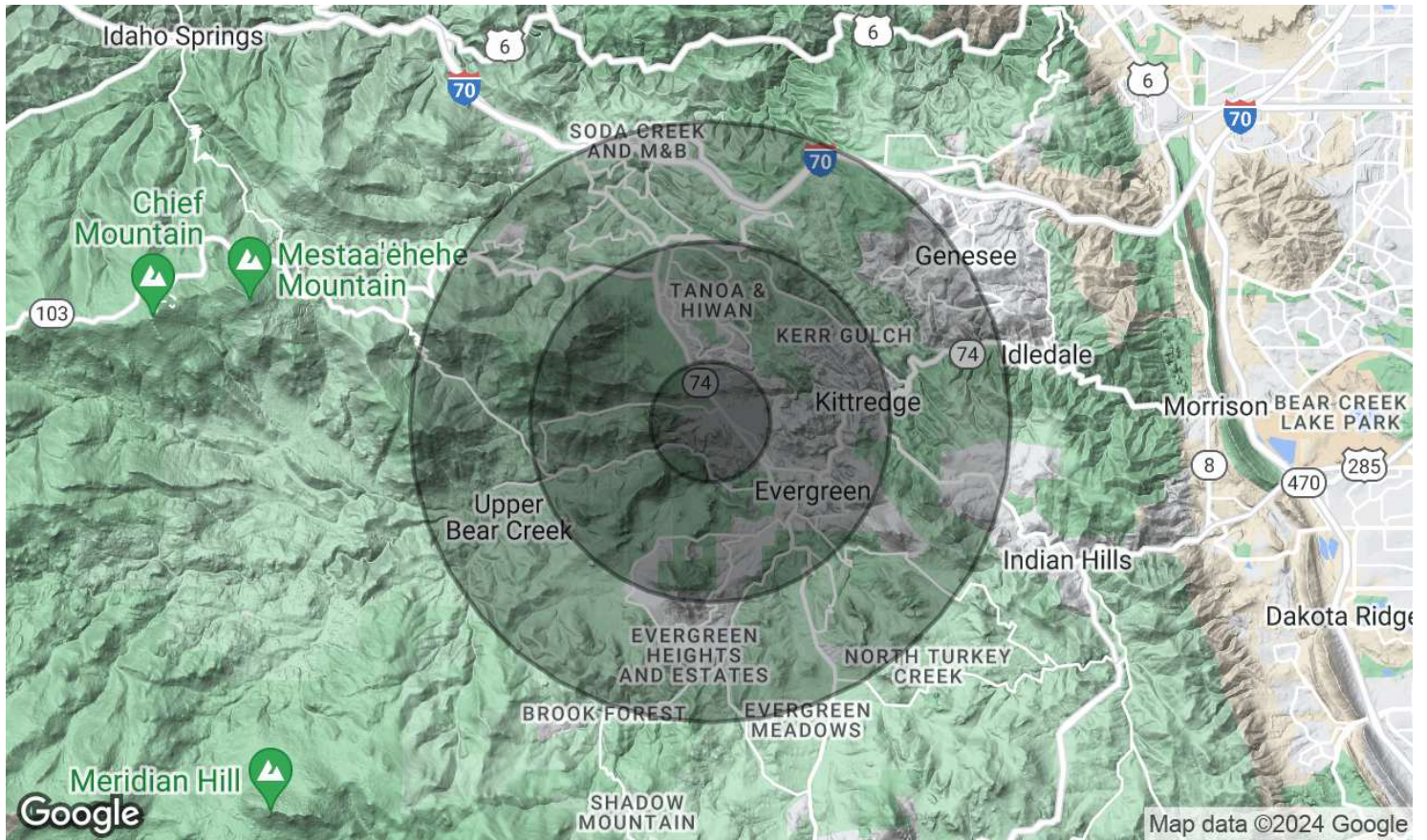
Map data  
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Google

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**MADISON  
COMMERCIAL  
PROPERTIES**

# DEMOGRAPHICS



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	2,501	12,348	22,134
<b>Average Household Income</b>	\$170,970	\$187,564	\$189,308
<b>Households</b>	1,057	5,001	8,970

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