

# CASTLE ROCK INVESTMENT OPPORTUNITY!!

REALTYONEGROUP  
PREMIER  
COMMERCIAL

807 N. Wilcox St.

FOR SALE \$2,195,000



COUNTY: DOUGLAS  
5,407 TOTAL SF  
3,374 SF Retail Space  
2,033 SF 10-Unit Motel

EASY ACCESS TO I-25 WITH  
PROPOSED UPDATED EXIT  
CURRENT INCOME-PRODUCING  
GREAT REDEVELOPMENT  
OPPORTUNITY!

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# RETAIL / MOTEL COMBO

EASY ACCESS TO I-25 and  
Visible from both  
directions on I-25!  
Great Redevelopment  
Opportunity with possible  
TIF Redevelopment  
Funding!



10-Unit Motel  
Updated in 2017



Consignment Store /  
Motel provide a great  
income stream in the  
pre-development stage!



Mixed use property on .42 acres includes  
a retail store (3,374 sf) built in 1984 and  
a 10-unit Motel (2,033 sf) built in 1923  
with extensive updates in 2017.

The greenhouse space (1,732 sf) added to  
the store in 1996 and currently being used  
as a display area, is not subject to property  
taxes!



OFFER PRICE: \$2,195,000  
CALL 303-522-8277 FOR FULL  
LISTING INFORMATION