

CASTLE ROCK INVESTMENT OPPORTUNITY!!

REALTY**ONE**GROUP
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!

Jeff Samuelson
Commercial Real Estate Agent
303.522.8277

RETAIL / MOTEL COMBO



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!



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



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