

RESTAURANT/RETAIL BUILDING FOR SALE

\$1,300,000

21 S FIRST AVE

BRIGHTON • CO



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navpoint
REAL ESTATE GROUP

*Do not disturb tenant's business

PROPERTY OVERVIEW

PROPERTY ADDRESS 21 S 1st Ave,
Brighton, CO 80601

YEAR BUILT Constructed in 1938-1940 and
renovated in 2015/2016.

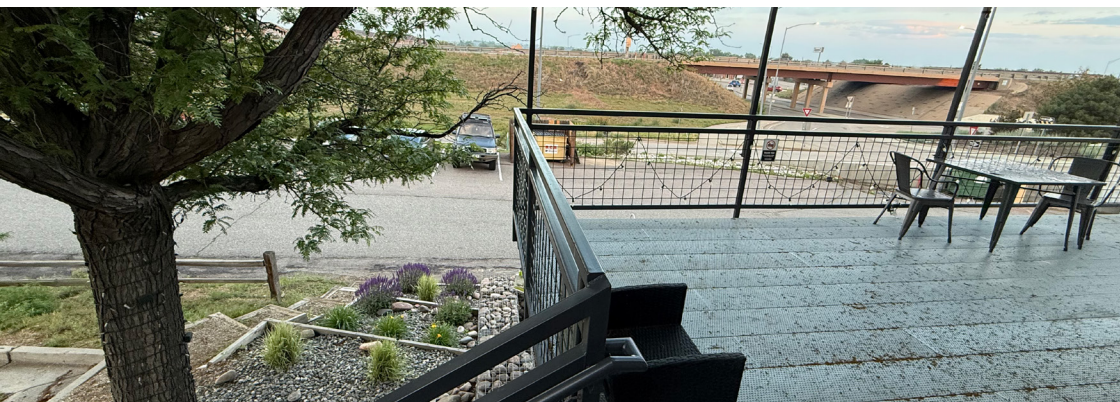
BUILDING SIZE 5,327 SF

SITE SIZE .15 Acre

ZONING [Brighton DT Mixed Use](#)

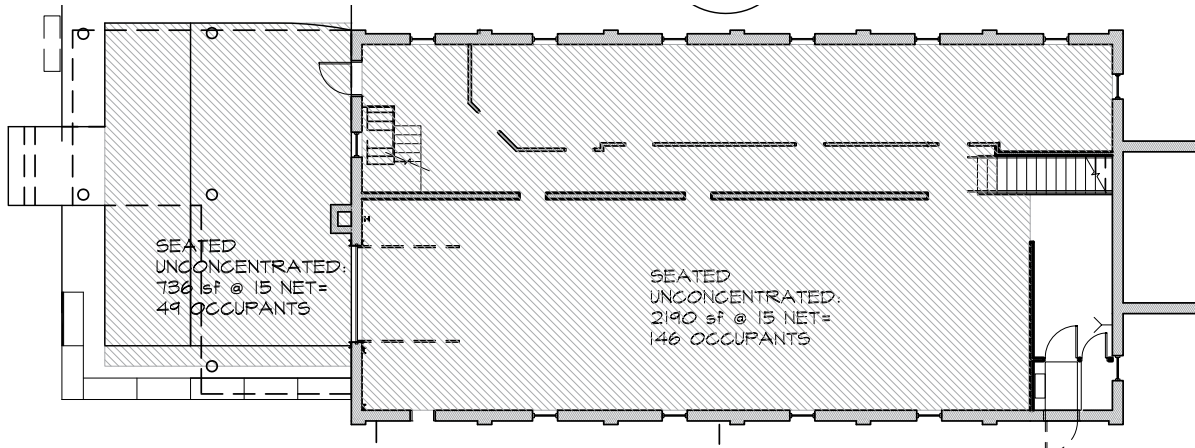
FLOORS 2

- Excellent Access off of Highway 85 & Bridge Street in Downtown Brighton
- Vaulted Ceilings with Two Decks, Two Patios, Four Rollup Doors and Views to The Mountains
- Excellent for a Variety of Users such as Brewery, Entertainment & Restaurants
- Flexible Floor Plan Suitable for a Variety of Uses
- Additional parking for the building provided by the City of Brighton
- 3 Phase/400 Amp power (to be verified by electrician)
- Fully sprinkled building
- ADA lift
- State Designated Historical Property

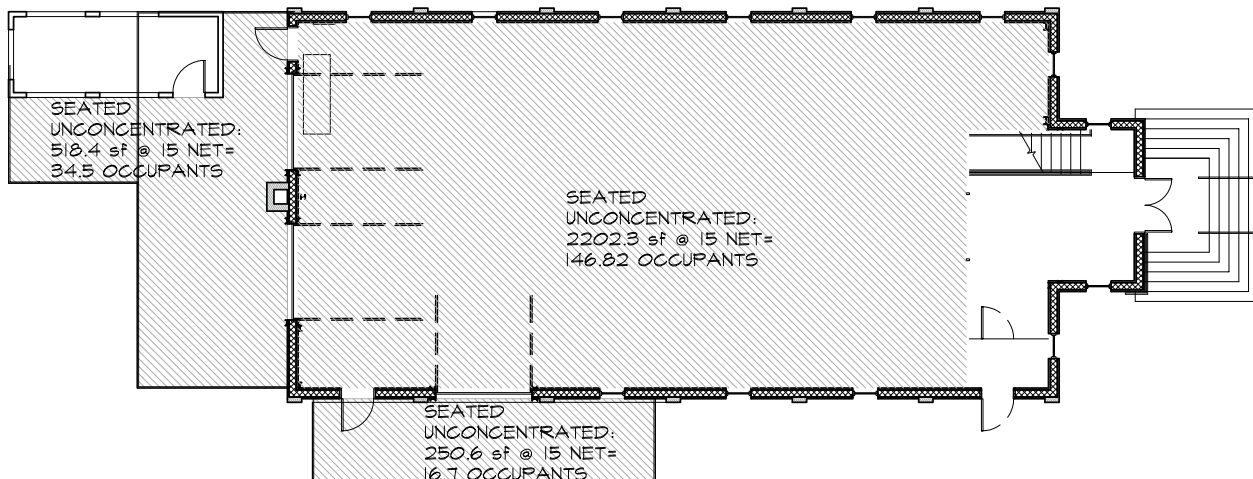


FLOOR PLAN

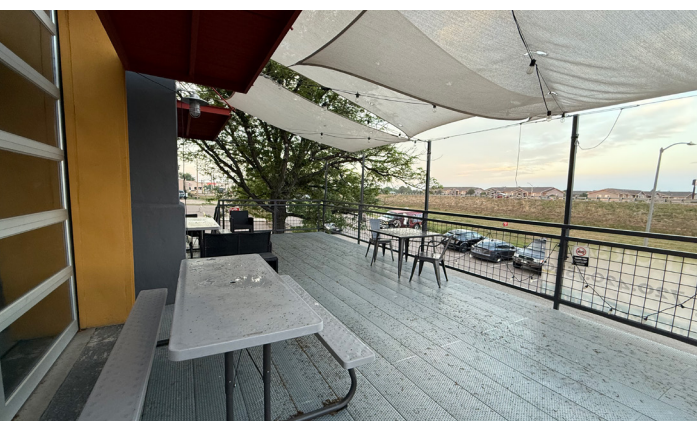
LOWER LEVEL



UPPER LEVEL



PROPERTY PHOTOS



LOCATION OVERVIEW

21 S First Ave is located in the heart of historic Downtown Brighton, a walkable commercial corridor with a blend of local retailers, services, and restaurants. Positioned just off major thoroughfares including Highway 85, the property benefits from excellent connectivity and strong pedestrian visibility.



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