

# OWNER/USER INVESTMENT OPPORTUNITY

SALE PRICE: \$1,850,000

### PROPERTY HIGHLIGHTS

This prime mixed-use building is a great opportunity for an owner to occupy the main & lower-level retail space while generating income off the residential suites on the second floor. This location is close proximity to residential neighborhoods, walkable to Old Town and in the center of several new developments, and the new Whitewater Park.

#### **Retail Highlights:**

- 1,934 total SF
- Additional storage available for lease located in garage directly behind
- Large wrap around patio with roll-up doors
- 1,000 Gallon grease trap installed by landlord

#### **Residential Airbnb Highlights:**

- Second floor Suites (201: 716 SF & 202: 862 SF)
- Dedicated parking
- Fully furnished
- Average Nightly Rate: Unit 201: \$110.00 Unit 202: \$200.00

# 944 JEROME STREET

## RESIDENTIAL PHOTOS





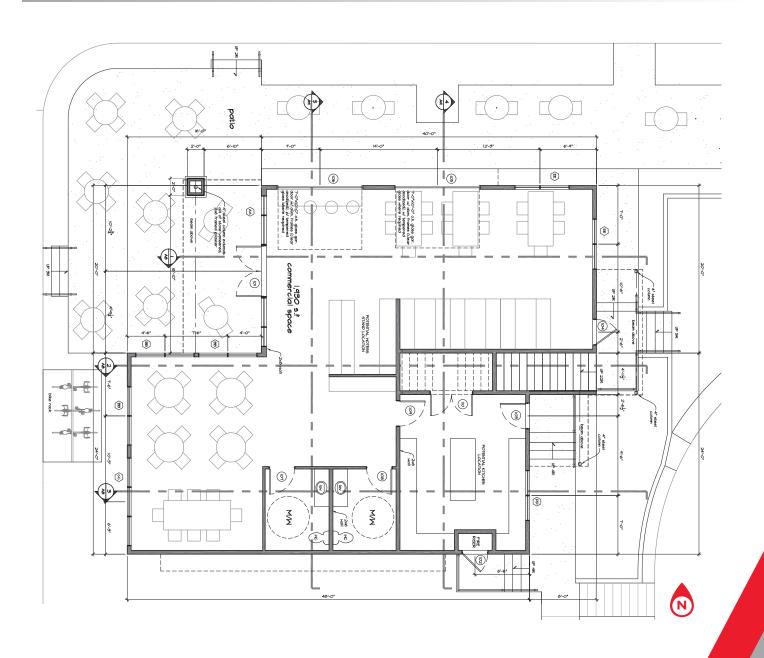






# 944 JEROME STREET

## COMMERCIAL SPACE | PROPOSED INTERIOR LAYOUT



# 944 JEROME STREET

### RESIDENTIAL AIRBNB SPACES | OVERVIEW

Bright and airy, the spaces boast a fully equipped kitchen, fast internet, and a king memory foam bed. Explore nearby bike paths along the Poudre River, or take a short walk to Old Town, and visit New Belgium and Odell's breweries and grocery stores all within 1 mile. Attentive property managers

ensure a seamless stay tailored to your preferences. (Airbnb)

### SPACE FEATURES

Unit 201 & 202 **Units:** 

201: 716 SF **Total Size:** 

202: 862 SF

**Unit Type:** 201: 1 Bed / 1 Bath

202: 2 Bed / 1 Bath

Floor: Second Floor

**Parking: Dedicated Parking** 

**Security:** Smart Locks Installed

**Furniture:** Included; Fully Equipped Kitchen

Internet: High-Speed

### **SPACE HIGHLIGHTS**

### **Living Room / Dining Room**

- 55" Smart TV
- Functional Pull Out Sofa with memory foam queen mattress, built-in cup holders, USB ports, and LED couch lights
- Ceiling Fan
- Dining Table for 4

#### Bedroom

- Low profile king memory foam bed
- Ceiling Fan





Learn more at this link



#### For more information, please contact:

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