

# For Sale



## VERSATILE COMMERCIAL/RESIDENTIAL OPPORTUNITY IN THE HEART OF BRIGHTON

50 N 6TH AVE,  
BRIGHTON, CO 80601

### PROPERTY HIGHLIGHTS:

- FULLY REMODELED IN 2023 WITH MODERN FINISHES, UPDATED SYSTEMS, AND A FRESH, INVITING INTERIOR.
- FLEXIBLE ZONING ALLOWS FOR RESIDENTIAL LIVING, OFFICE USE, RETAIL, OR A HYBRID LIVE-WORK SETUP.
- 3 BEDROOMS OR PRIVATE OFFICES PLUS 1 FULL BATHROOM, OFFERING FUNCTIONAL SPACE FOR A VARIETY OF USES.
- UPDATED KITCHEN WITH CONTEMPORARY FINISHES—IDEAL FOR DAILY LIVING OR STAFF USE
- FRESH INTERIOR PAINT CREATES A BRIGHT, CLEAN, AND WELCOMING ENVIRONMENT.
- PIONEER MINI-SPLIT SYSTEMS PROVIDE EFFICIENT HEATING AND COOLING WITH CUSTOMIZABLE COMFORT YEAR-ROUND.
- SPLIT-BEDROOM LAYOUT SUPPORTS MULTIGENERATIONAL LIVING OR PRIVATE OFFICE SEPARATION



- LARGE 0.16-ACRE LOT OFFERS RARE OUTDOOR SPACE AT THIS PRICE POINT—IDEAL FOR PARKING, OUTDOOR SEATING, FUTURE GARAGE, STORAGE, OR EXPANSION (BUYER TO VERIFY).
- MOVE-IN READY WITH TASTEFUL UPDATES ALREADY COMPLETED

*Available*

OFFERED AT \$370,000 3 BEDROOMS/OFFICES |  
1 BATHROOM | BUILT 1945 | ZONED COMMERCIAL

This fully remodeled property delivers the rare combination of residential comfort, commercial flexibility, and a prime central Brighton location. Whether you're seeking a move-in-ready home, a professional office, boutique retail space, or a strategic investment, this property adapts to your vision.

### CONTACT US:

Kimberly Beauprez

Broker Associate

303-335-7282

[kimbeauprez@kw.com](mailto:kimbeauprez@kw.com)

Eric Fritzkes

Commercial Broker Associate

303-539-7661

[Eric@trinityteamre.com](mailto:Eric@trinityteamre.com)

[WWW.TRINITYTEAMREALESTATECO.COM](http://WWW.TRINITYTEAMREALESTATECO.COM)

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## A Property That Works for You

Warm, fresh, and easy the moment you step inside—yet strategically positioned for business success. Whether you choose to live, work, invest, or combine all three, this property offers unmatched flexibility in one of Brighton's most convenient locations.

### COMMERCIAL APPEAL:

With its central location, visibility, and zoning, this property is ideal for:

- Professional services
- Boutique retail
- Creative studios
- Wellness or therapy offices
- Small business headquarters
- Live-work entrepreneurs

The layout supports private offices, reception, meeting space, or client-facing operations.

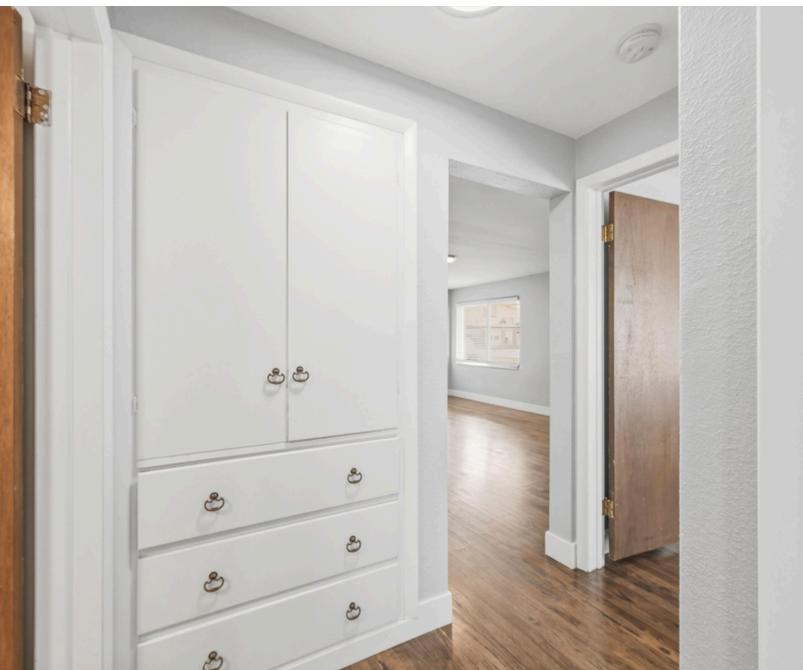


### LOCATION & NEIGHBORHOOD

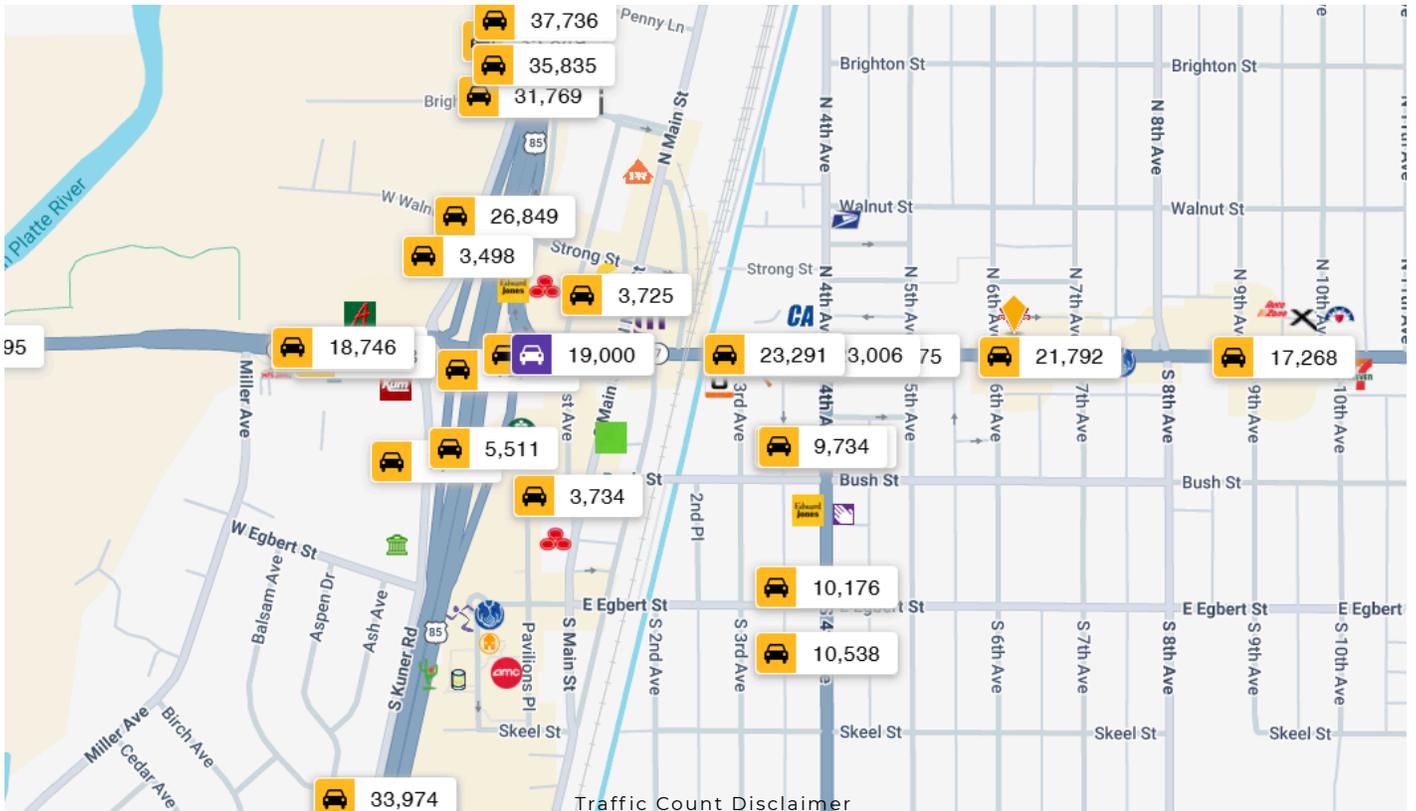
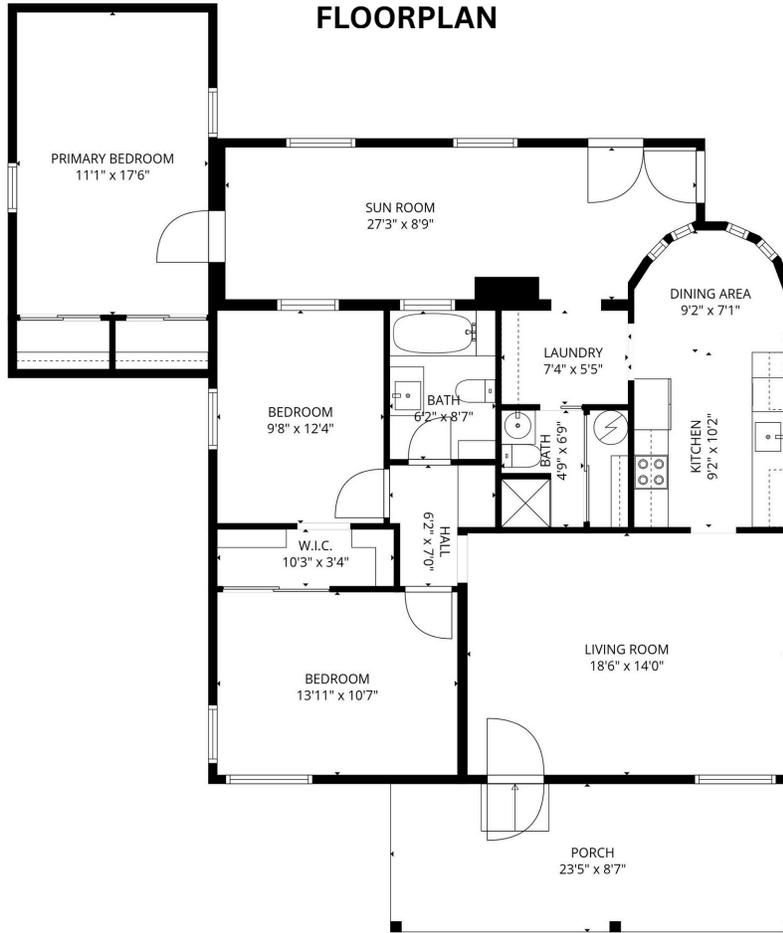
- Situated just steps from Downtown Brighton, this property offers exceptional convenience for residents, clients, and customers alike.
- Walkable access to shopping, dining, services, and civic amenities.
- Parks and trails directly across the street, enhancing lifestyle and employee wellness.
- Quick access to major commuter routes including Highway 85, I-76, and Bridge Street, supporting both local and regional business operations.
- Located within a growing, diverse community with strong residential and commercial demand.



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# FLOORPLAN



Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence.