

# FOR SALE

OWNER USER  
RETAIL / FLEX CONDO

alchemy 



**18475 W Colfax Ave**  
Suite C-2  
Golden, CO 80401





**18475 W Colfax Ave, Suite C-2, Golden, CO**

**Sale Price:** Call Broker

**Type:** Retail/ Flex

**Condo SF:** 6,344 SF

**Price/ SF:** TBD

**1<sup>st</sup> Floor SF:** 4,720

**2<sup>nd</sup> Floor SF:** 1,624

**Year Built: Zoning:** 2021

**County:** C-2 Jefferson

**Parking:** Shared

**Property Taxes:** \$68,609.30

**Annual Association:** \$24,000

Adventure is always on the schedule at Gateway Village in Golden, Colorado.

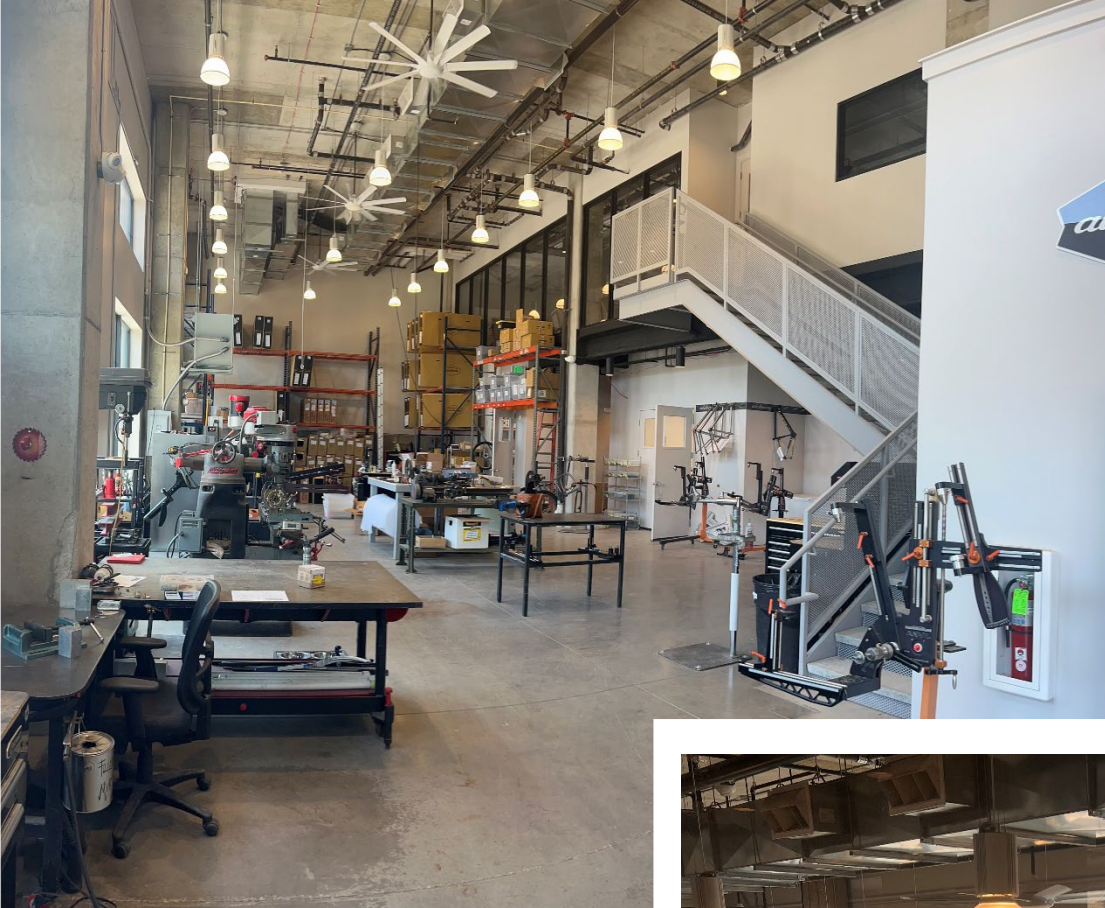
Introducing an opportunity to own a Retail/Flex Condo, with high end finishes, at a prime location situated along the main corridor to all things music and outdoors, serving as the gateway to the Colorado Rocky Mountains.

Manufacturing, retail sales, and office space all in one convenient location. Your new business location attracts your target market.

Located on the first floor of the Aurum Apartments your condo provides the opportunity to join an ecosystem and be a part of a collaborative village that not only attracts, but also nurtures the outdoor lifestyle, music fanatics and entertainment enthusiasts.











**Golden**

*Coors*



















## GOLDEN



Golden, Colorado, brims with culture, outdoor activities, natural beauty, flourishing businesses, and welcoming people.

The City of Golden offers a wide array of recreational, cultural, and dining experiences for both residents and visitors.

From tubing and white-water kayaking, fine dining and shopping, there's something for everyone. You can spend an afternoon at Clear Creek, visit the Colorado Railroad Museum, ride the Ore Cart Shuttle around town, or drive up Lookout Mountain to see the Buffalo Bill Museum & Grave.

This town perfectly blends modern living with a charming old-west atmosphere.

## GATEWAY VILLAGE

Nestled at the base of the Rocky Mountains, Gateway Village is an Outdoor Lifestyle and Entertainment Enthusiast Village. Situated near the world-renowned Red Rocks Amphitheatre, this location stands out as an ideal destination for travelers, and adventurers heading into or out of the Rocky Mountains via I-70.



### Stunning Natural Beauty

Surrounded by towering peaks, lush forests, and crystal-clear rivers, our location provides a stunning backdrop for both work and play.

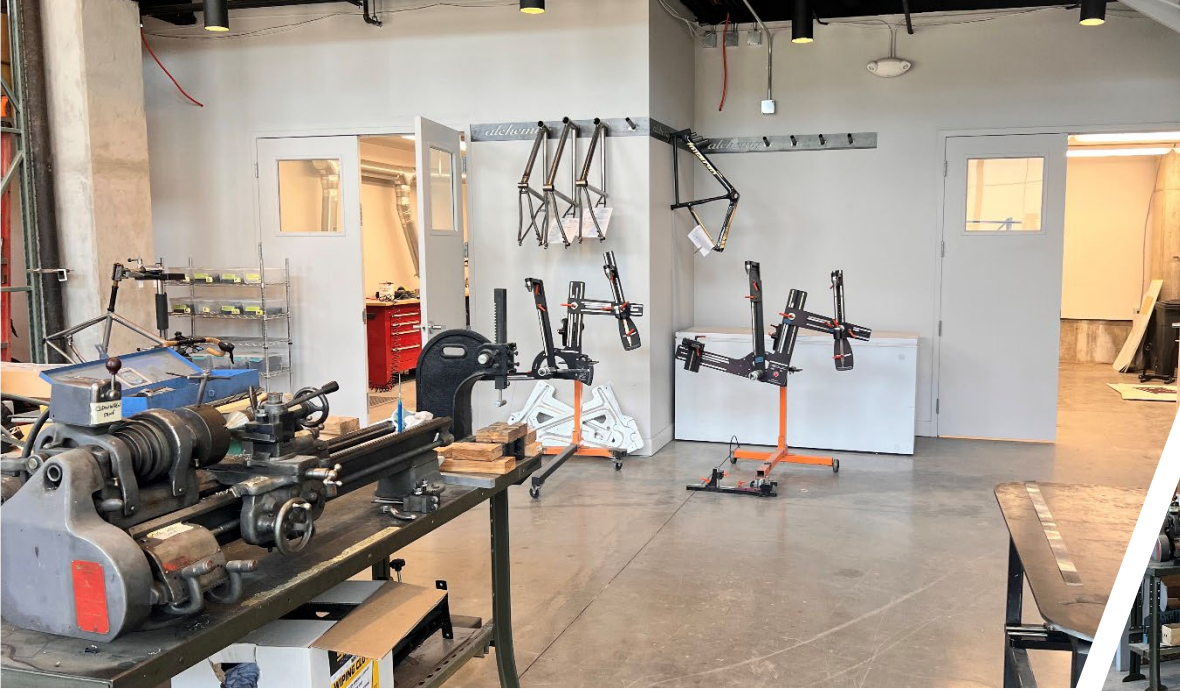
### Adventure at Your Doorstep

With immediate access to world-class hiking, skiing, mountain biking, and climbing, outdoor adventure is always just a step away.

### Proximity to Major Cities

Despite our serene setting, we are conveniently located within a short drive from major urban centers, ensuring easy access to city amenities without sacrificing the tranquility of the mountains.







# CONFIDENTIAL OFFERING

## Shovel Ready Prime Location

### Multifamily Project

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**SPERRY**  
ROCKY MOUNTAIN