

OFFICE PROPERTY FOR SALE

# 509 S. 4TH AVE.

BRIGHTON, COLORADO 80601

PRIME OFFICE SPACE IN THE HEART OF BRIGHTON



BUILDING AREA

1,020  
SQ FT



LOT SIZE

7,500  
SQ FT



TAXES (2024)

\$3,870



BUILDING TYPE

COMMERCIAL /  
OFFICE



## EXCEPTIONAL OFFICE OPPORTUNITY ON BUSY S. 4TH AVE.

Strategically located across from Brighton's City Administrative Building, this well-maintained office property offers outstanding visibility and convenience on one of the city's most traveled corridors.

This versatile space features a functional layout ideal for a variety of professional uses, with room to grow and adapt to your business needs.

## PROPERTY HIGHLIGHTS

- ✓ Two private offices
- ✓ Large open main area – potential to create three additional offices
- ✓ Small kitchenette with sink
- ✓ Back door entry for added convenience
- ✓ Detached garage for storage or additional use
- ✓ Five (5) on-site parking spaces
- ✓ Small covered front porch with welcoming entry
- ✓ Newer roof
- ✓ New furnace line
- ✓ Air conditioning unit

EXCLUSIVELY LISTED BY

**AVA SALAZAR**

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HIGH VISIBILITY  
LOCATION ON  
BUSY S. 4TH AVE.



5 ON-SITE  
PARKING  
SPACES



ACROSS FROM  
BRIGHTON'S CITY  
ADMINISTRATIVE  
BUILDING

