

Foothills Duplex

4851 County Highway 73 Evergreen, CO
80439



FOR SALE

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BellStreet

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Property Description

Discover an exceptional investment opportunity in the heart of Evergreen with this charming 1297 SF duplex, just minutes from downtown and Evergreen Lake. Boasting private entrances, this well-maintained building houses two units, offering enticing potential for rental income. Don't miss out on the chance to capitalize on this prime investment in the sought-after Evergreen area.

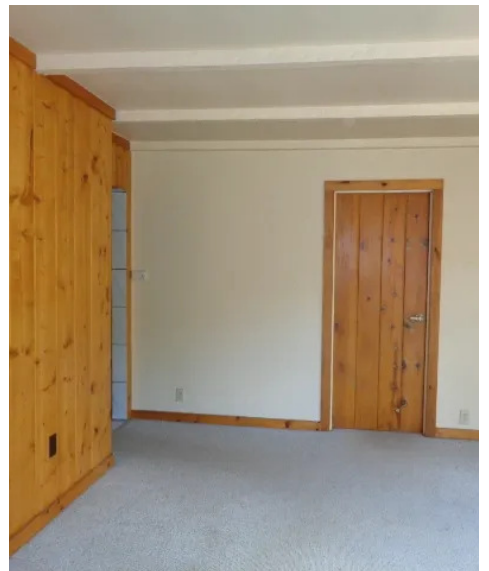
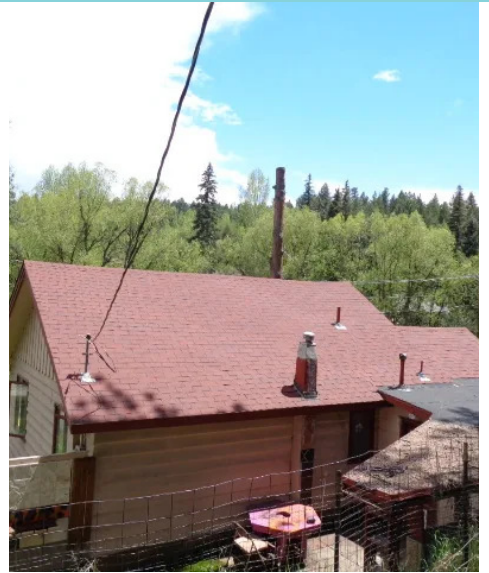
Offering Summary

Sale Price:	\$480,000
Number of Units:	2
Building Size:	1,297 SF
NOI:	\$13,444.95
Cap Rate:	2.8%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	54	267	1,060
Total Population	123	606	2,441
Average HH Income	\$133,859	\$145,225	\$155,724

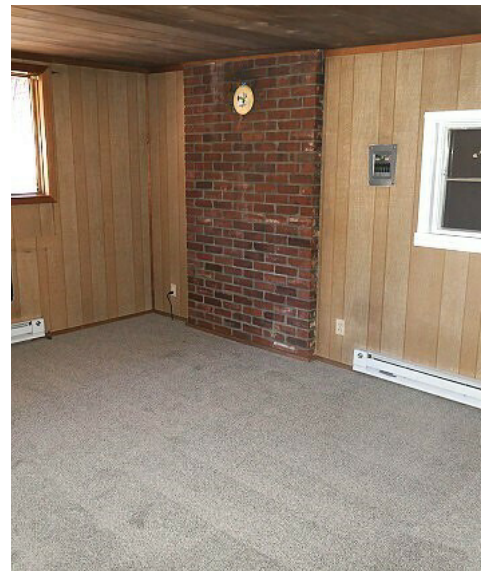
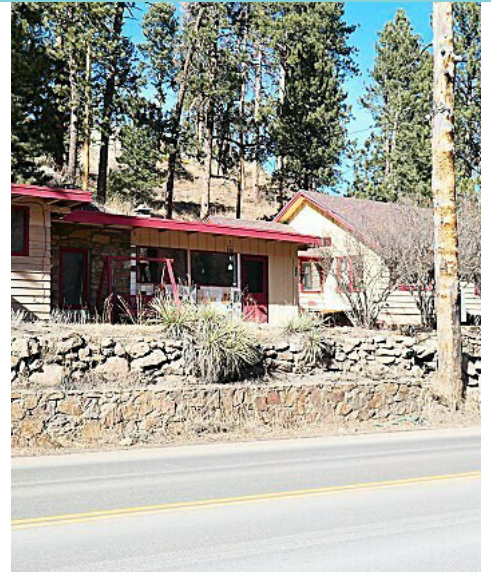
Unit A Photos

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Unit B Photos

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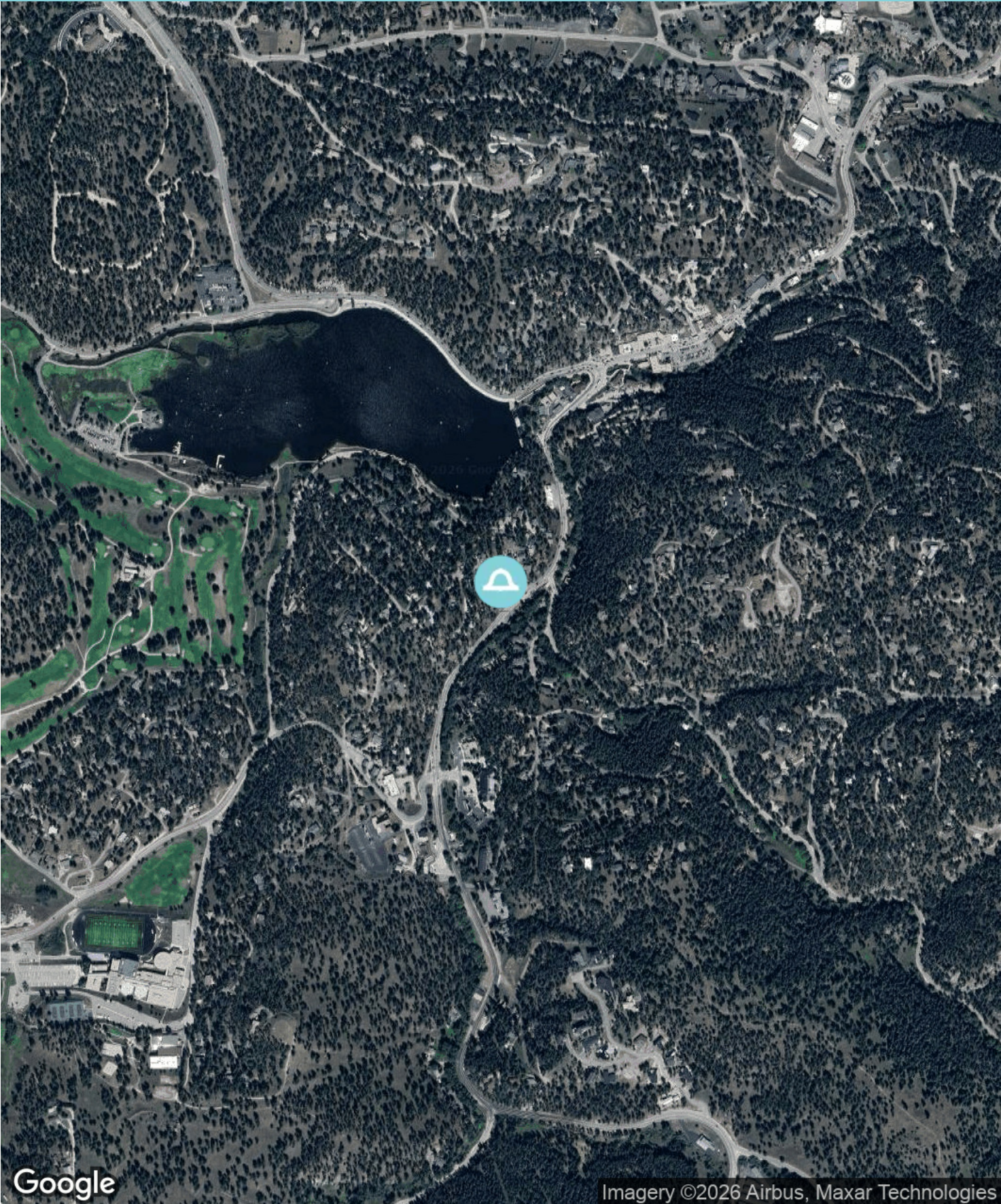
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Income Summary	2025 Actual Financials	2026 Estimated Financials
Gross Income	\$23,689	\$29,280
Expenses Summary	2025 Actual Financials	2026 Estimated Financials
Propane	\$163	\$300
Maintenance	\$982	\$1,000
Water	\$1,351	\$1,400
Taxes	\$3,104	\$2,922
Insurance	\$2,748	\$2,900
Management	\$1,895	\$2,342
Operating Expenses	\$10,244	\$10,864
Net Operating Income	\$13,445	\$18,416

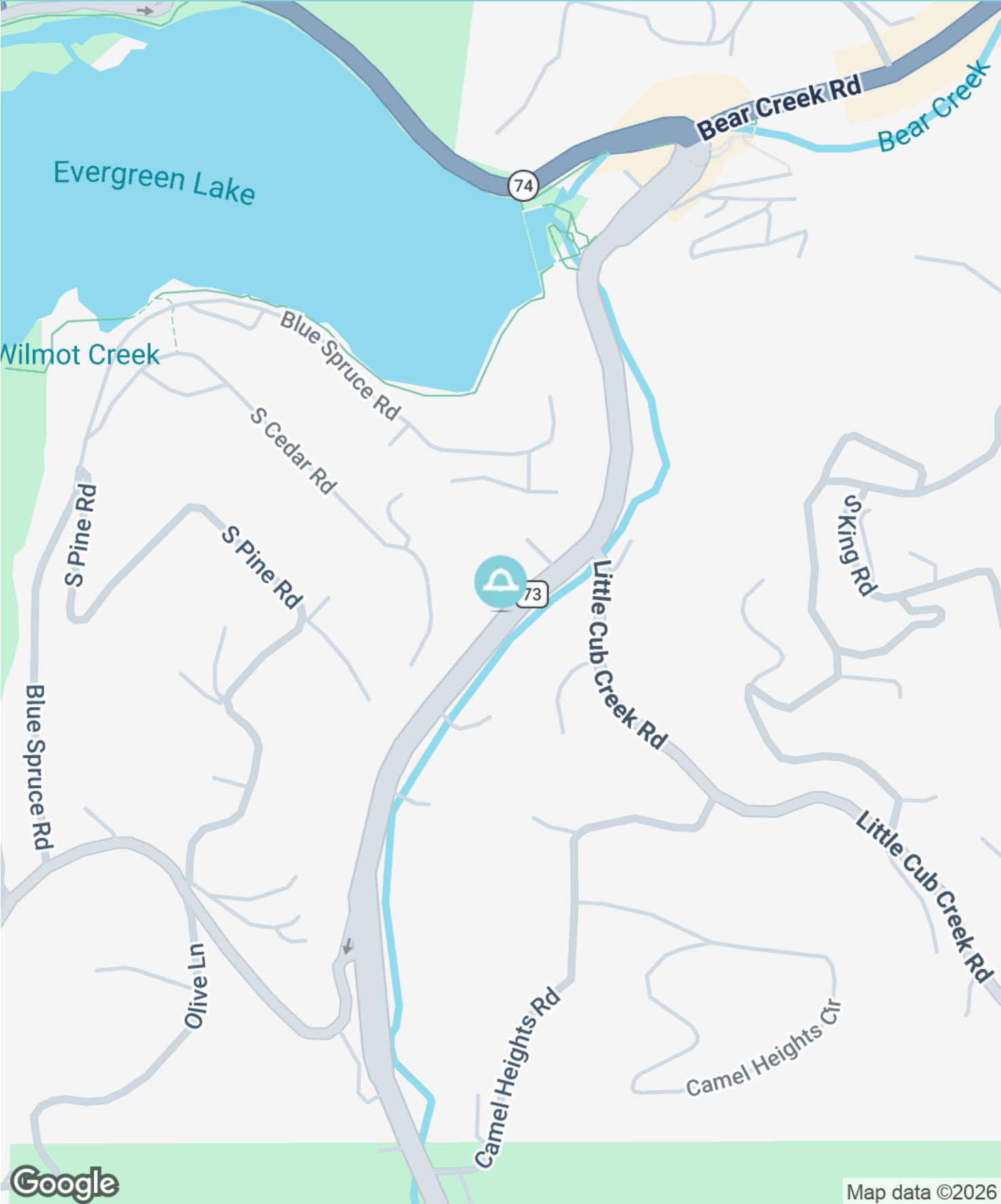
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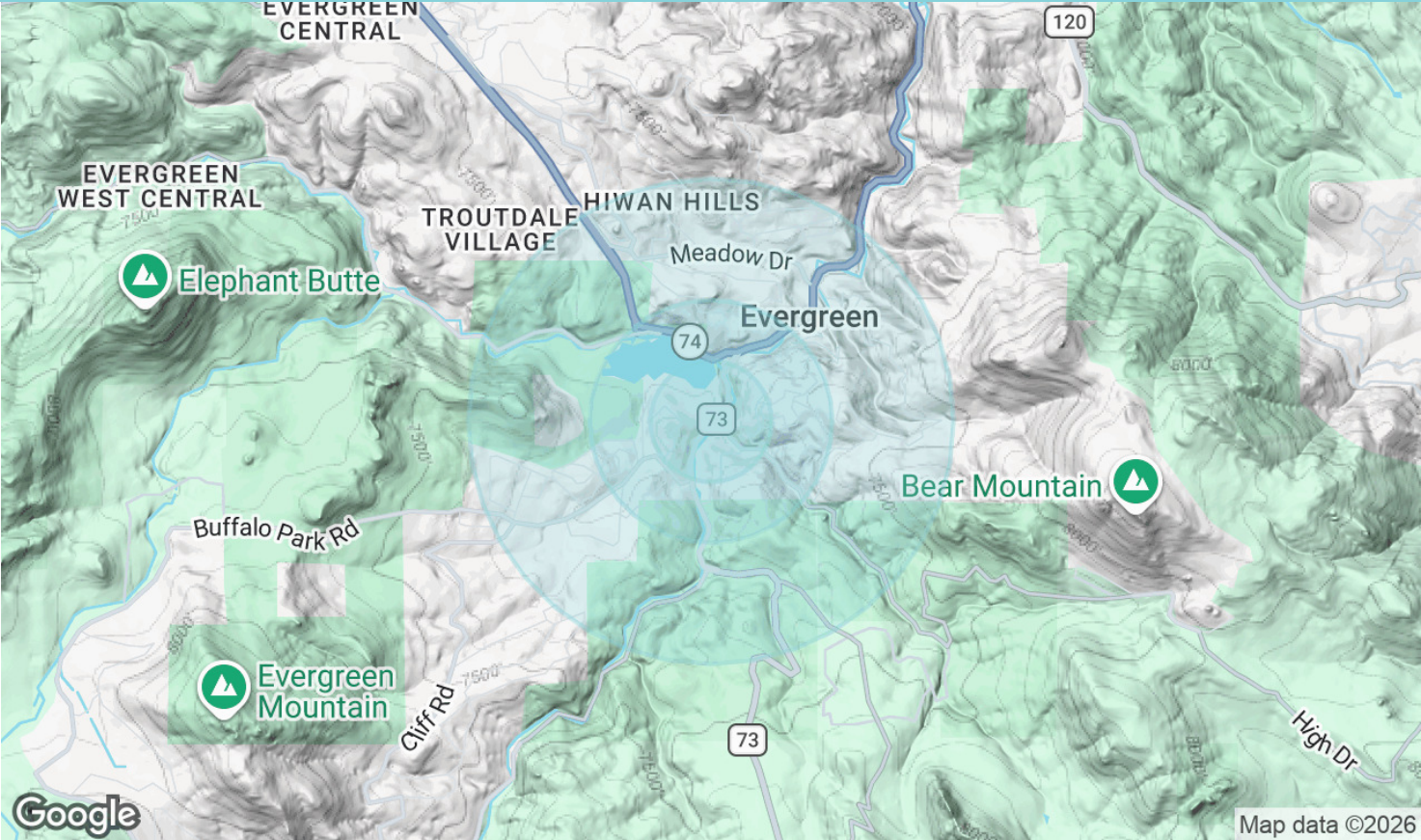
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	123	606	2,441
Average Age	50.7	51.4	51.8
Average Age (Male)	50.5	52.0	52.9
Average Age (Female)	50.7	50.9	51.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	54	267	1,060
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$133,859	\$145,225	\$155,724
Average House Value	\$780,258	\$714,375	\$693,478

2023 American Community Survey (ACS)

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