

### Full Property View

13512 E 132nd Avenue, Brighton, CO 80601

**\$1,700,000** - Active



Listing ID: **8867150**      MLS Status: **Active**  
 County: **Adams**      Base Price: **\$1,700,000**  
 Property Type: **Residential**      Original List Price: **\$1,700,000**  
 Property Subtype: **Single Family Residence**  
 Structure Type: **House**      Basement: **Yes**  
 Levels: **One**      Year Built: **1921**  
 Subdivision Name: **none**  
 Listing Contract Date: **03/03/2026**      Spec. Listing Cond: **None Known**  
 Days in MLS: **0**  
 Association: **N** Multiple: **N** Cov/Rest: **N**      Assoc Fee Tot Annl: **\$0.00**  
 Tax Annual Amt: **\$5,031**      Tax Year: **2024**  
 Special Taxing/Metro District Y/N: **No**  
 Tax Legal Desc: **SECT,TWN,RNG:25-1-67 DESC: PT OF THE E2 OF THE SE4 OF SEC 25 DESC AS BEG AT THE NE COR OF SD E2 OF THE SE4 FROM WHICH THE NW COR OF THE SE4 BRS S 89D 58M 08S W 2644/68 FT TH S 0D 19M 27S E 20 FT TH S 89D 58M 08S W 502/85 FT TH S 0D 59M 19S W 308 FT TH S 82D 35M 43S W 539/80 FT TH 0D 21M 18S W 397/23 FT TH N 89D 58M 08S E 1045/81 FT TO THE POB AND INCLUDING RD AND EXC PT TO E-470 4/72A**

#### Interior Area & SqFt

Building Area Total (SqFt Total): **2,504**      Living Area (SqFt Finished): **1,252**      Area Source: **Public Records**  
 Above Grade Finished Area: **1,252**  
 Below Grade Total Area: **1,252**      Below Grade Finished Area: **0**      Below Grade Unfinished Area: **1,252**  
 PSF Total: **\$679**      PSF Above Grade: **\$1,358**      PSF Finished: **\$1,358**  
 Basement: **Finished**      Bsmnt Ceiling Ht:  
 Foundation:      Fireplace:  
 Heating: **Baseboard**  
 Cooling: **Evaporative Cooling**      HVAC Description:  
 Exclusions: **Tenant property**

#### Bed & Bath Summary

Bedrooms Total: **3**      Bathrooms Total: **2**      Bathrooms  
 Upper Level Bedrooms: **0**      Upper Level Bathrooms: **0**      Full: **0**  
 Main Level Bedrooms: **3**      Main Level Bathrooms: **1**      Three Quarter: **1**  
 Lower Level Bedrooms: **0**      Lower Level Bathrooms: **0**      Half: **1**  
 Basement Level Bedrooms: **0**      Basement Level Bathrooms: **1**      One Quarter: **0**

#### Detailed Room Info

Room Type	Feature	Rm Level	Dimensions	Description
Bedroom		Main		
Bedroom		Main		
Bedroom		Main		
Bathroom (3/4)		Main		
Bathroom (1/2)		Basement		

#### Parking

Parking Total: **2**      Garage Spaces: **2**      Offstreet Spaces: **0**  
Parking Type  
**Garage (Detached)**      # of Spaces: **2**      Parking Length      Parking Width      Parking Description

#### Association Information

Association: **No**      Restriction Covenants YN: **No**      Senior Community: **No**

#### Site & Location Information

Lot Size: **4.72 Acres / 205,603 SqFt**      Fencing:  
 Current Use:  
 Road Surf/Front: **Public Road**      Road Responsibility:  
 Bldg/Complex Name:      Elementary School: **Henderson / School District 27-J**  
 Middle/Junior Sch: **Prairie View / School District 27-J**  
 High School: **Riverdale Ridge / School District 27-J**  
 School of Choice:  
 Parcel Number: **R0153433**      Zoning: **A-3**  
 Is Incorporated: **No**      [View Walk, Bike, & Transit Scores](#)  
 Walk Score: **1**

#### Building Information

Architectural Style:  
 Construction Materials: **Frame**  
 Roof: **Composition**      Exterior Features:  
 Patio/Porch Feat: **Front Porch**      Pool Features:

#### Water & Utilities

Water Included: **Yes**      Water Source: **Well**      Sewer:      **Septic Tank**

**Matt DenBleyker Broker / Owner**  
 BRIGHTON MORTGAGE & REALTY  
[mattdenbleyker@hotmail.com](mailto:mattdenbleyker@hotmail.com)  
 Ph: 720-203-5255

### Full Property View

Well Type: **Private**  
 Water Tap Paid:

Well Usage:  
 Water Tap Fee:

Issued Well Permit #'s: **51778**  
 Water/Mineral Rights: **Seller Retains Mineral Rights**

#### Livable Structures

Living Quarters Type	Dwelling Type	# Beds	# Baths	SqFt	Utility Metering	Amenities	Description
<b>Detached from Main Residence</b>	<b>Accessory Dwelling Unit (ADU)</b>	<b>3</b>	<b>2</b>	<b>1,440</b>	<b>Separate Electric</b>		<b>Mobile home on a foundation</b>

#### Outbuildings

Outbuilding Type	SqFt	Stories	Yr Blt	Stalls	Doors	Length/Width	Floor	Stall Floor	Features	Description
<b>Other</b>	<b>336</b>						<b>Concrete</b>		<b>Electrical</b>	<b>Mobile home detached garage</b>
<b>Workshop</b>	<b>1,400</b>						<b>Concrete</b>		<b>Electrical, Heated</b>	
<b>Workshop</b>	<b>4,000</b>						<b>Concrete</b>		<b>Electrical, Heated, Heated Water, Permitted, Water</b>	<b>4000sf shop with bathroom, electrical, solar</b>

#### Public Remarks

A rare 4.72-acre income-producing property in unincorporated Adams County, offering multiple structures, established tenants, and exceptional flexibility for an owner-operator or investor. This unique parcel includes: • A primary 2250 sf, 3-bed, 2-bath farmhouse with a detached 2 car garage • A 1,440 sq ft, 3-bed, 2-bath mobile home on a foundation, with a detached 2 car garage • A 4,000 sf shop, with water, heat, bathroom and concrete floor • A 1,400 sf shop with heat and concrete floor • A small storage shed The combination of residential dwellings, large shops, and defined yard areas creates a versatile layout that supports a wide range of uses. The property has a long history of stable occupancy across its various structures and yard spaces, with multiple long-term tenants and consistent demand for the type of space offered here. Current tenancy can remain in place, providing immediate income from day one, or the next owner can reposition the property to suit their own needs. A detailed rent roll and tenant map are available upon request. The 4.72-acre site includes clearly defined yard areas, a septic system with marked protection zones, and an easement area as shown on the site plan. The parcel's A-3 zoning and unincorporated location offer a level of flexibility that is increasingly difficult to find in the Brighton/Henderson corridor. The property sits minutes from major transportation routes, yet maintains privacy and space for operations, storage, or future improvements. Whether you're seeking a high-yield investment, a live-work setup, or a property with multiple revenue streams, this is an opportunity with scale, versatility, and proven performance. Showings by appointment only.

#### Confidential Information

Private Remarks: **Listing agents have ownership interest in entity that owns the property. Showings by appointment only.**  
 Contract Earnest Check To: **Land Title** Possession:  
 Contract Min Earnest: **\$20,000** Listing Terms: **1031 Exchange, Cash**  
 Title Company: **Land Title** Ownership: **Corporation/Trust**  
 Expiration Date: **03/02/2027**

#### Showing Information

Showing Service: **BrokerBay**  
 Showing Contact Phone: **720-203-5255** Show Email: [mattdenbleyker@hotmail.com](mailto:mattdenbleyker@hotmail.com) No Showings Until:  
 Showing Instructions: **Coordinate showings through Listing Agent. Do not approach without approved showing please.**  
 Occupant Type: **Vacant**

#### List Agent

List Agent: **Matthew DenBleyker** Phone: **720-203-5255**  
 List Agent ID: **037421** Mobile: **720-203-5255**  
 Office: **720-203-5255**  
 List Office: **Brighton Mortgage & Realty** Email: [mattdenbleyker@hotmail.com](mailto:mattdenbleyker@hotmail.com) List Office ID: **M0298**  
 Co List Agent: **Bonnie Thompson** Phone: **720-255-7779** Co List Agent ID: **55052895**  
 Co List Office: **Worth Clark Realty** Email: [bonniesellsco@gmail.com](mailto:bonniesellsco@gmail.com) Co List Office ID: **WCDEN**



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