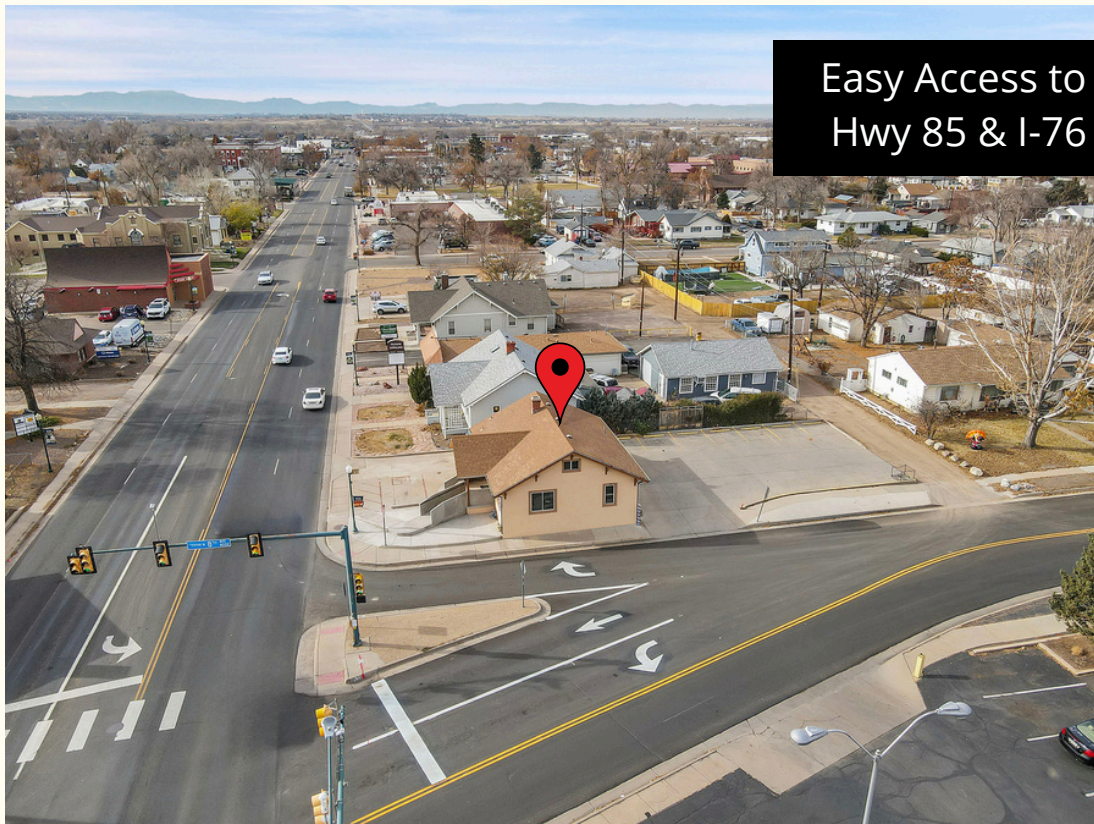


**743 E. Bridge St.
Brighton, CO 80601**

SALE PRICE
\$ 448,000
Proforma Cap Rate
TBD

ZONING: C-2
COMMERCIAL
RETAIL
OFFICE



**Easy Access to
Hwy 85 & I-76**



A PERFECT LOCATION REALTY



Kristen Miller
303-503-9823

730 E Bridge St
Brighton, CO 80601



Kristen Miller
303-503-9823
 284 N. Main
 Brighton, CO 80601



PROPERTY SUMMARY

Address: 743 Bridge Street
Brighton Co 80601
County: Adams County
Property Type: Commercial, Retail, Office or Medical
(to name a few options)

Sale Price: \$448,000
Bldg Total Sq Ft: 2234
1282 Sq Ft in Main level and loft
952 Sq Ft Unfinished basement
Lot Size: 6500 SqFt
Stories: 1 + loft + basement
Year of Construction: 1931

BUILDING DESCRIPTION:

- The building is approximately 35' x 28' D.
- Construction is concrete block foundation with frame/Stucco exterior.
- Two entrances with ADA parking at front entrance
- Concrete parking and 8 parking space in rear and 1 ADA in front

ZONING: C - 2

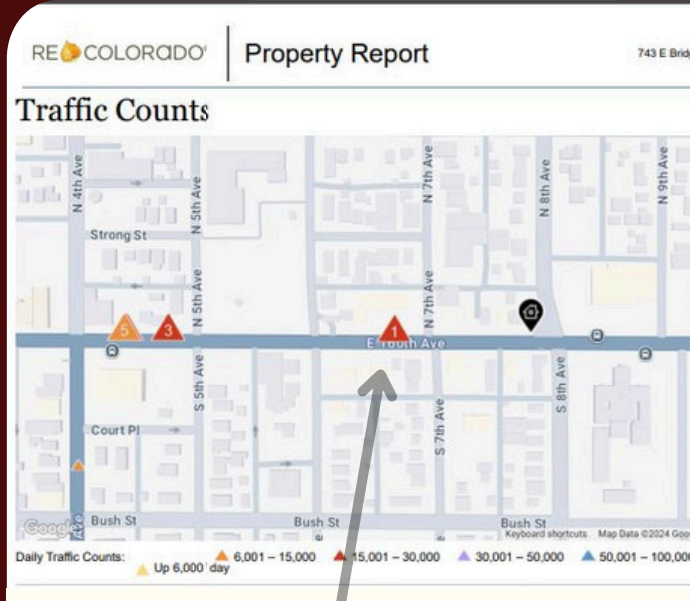
The C-2 district provides a wider variety of small and moderate scale retail, service, civic and employment uses. It is centrally located and along arterial streets or intersections, and where transitions and buffers between lower-density residential and low-intensity uses are possible.

RECENT USE:

- The building has been used as a Barber Shop for the last 22 years. Currently owner user with option to purchase business with the building

LOCATION:

- Located on the north side of West side of 8th and Bridge Street
- West of Highway I-76
- East of Highway 85



*TRAFFIC COUNTS :

2023 Est. daily traffic counts

- 1) Intersection of Bridge and 7th Ave.
 - **21,777**
- 4) Bridge and 4th Ave.
 - **23,042**
- 5) Highway 85 SW
 - **43,963**

*Traffic count compliments of Realtors Property Resource® LLC NOTE: Daily Traffic Counts are mix of actual and estimates





UPDATES:

Partial list of most recent improvements include:

- New roof 2019
- New stucco 2022
- Newer central air 2022
- Hot water heater 2024
- New ADA Ramp 2024

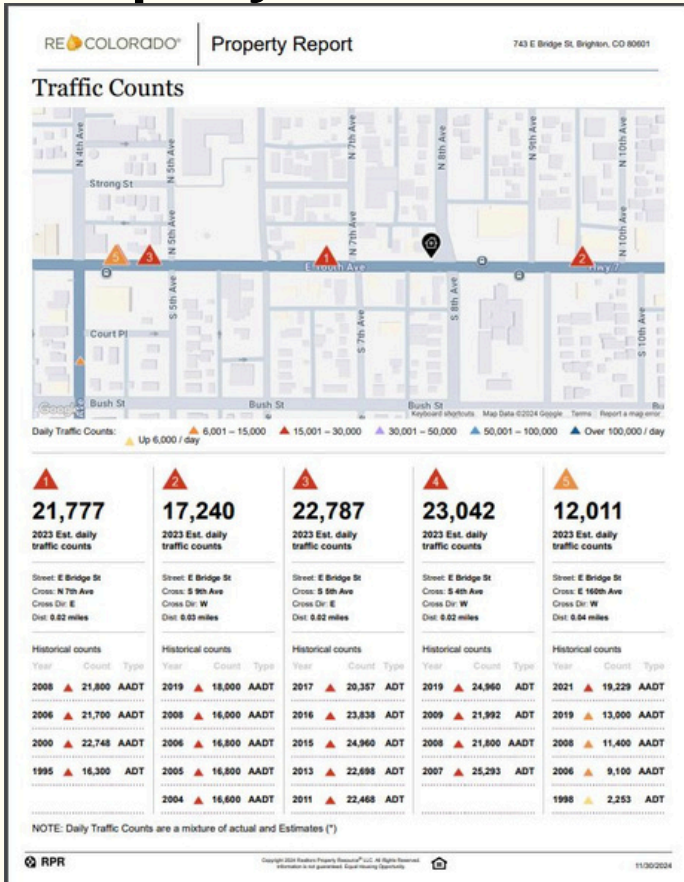


**Kristen
Miller**
303-503-9823

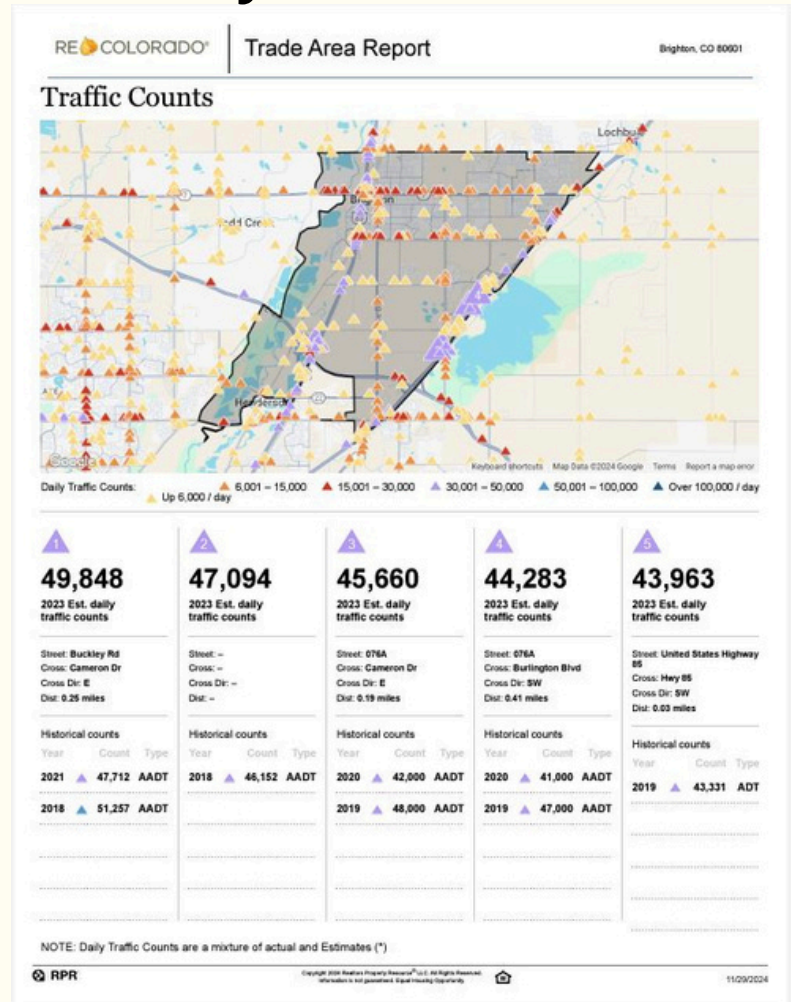
Kristen@APerfectLocationRealty.com



Property Traffic Count



City Traffic Counts



Prime Community Location Annual Parade Route

- Home Coming Parade
- Festival of Lights



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