

PURCHASE OPPORTUNITY: COMMERCIAL MIXED USE BUILDING AND ADJACENT DUPLEX IN GRANT, CO

OFFERING SUMMARY

Unique and captivating commercial mixed-use property nestled alongside the picturesque North Fork Platte Riverbank. Located right off the base of Guanella Pass, this remarkable offering presents a rare opportunity to own a versatile commercial property boasting a remodeled main room, office, unfinished basement, original commercial kitchen and bar! Storefront also includes a 1 bedroom apartment off the west end with a private entrance. The parcel also includes a duplex including a full rented 1 bedroom and short-term rented 2 bedroom. Seller offering seller carry options upon request.

Zoning:

Commercial Mixed Use

Lot Size:

0.41 Acres

Storefront:

1500 sqft + unfinished basement

Year Built:

1953

Parking:

Parking Lot



GAYANE ATANESYAN

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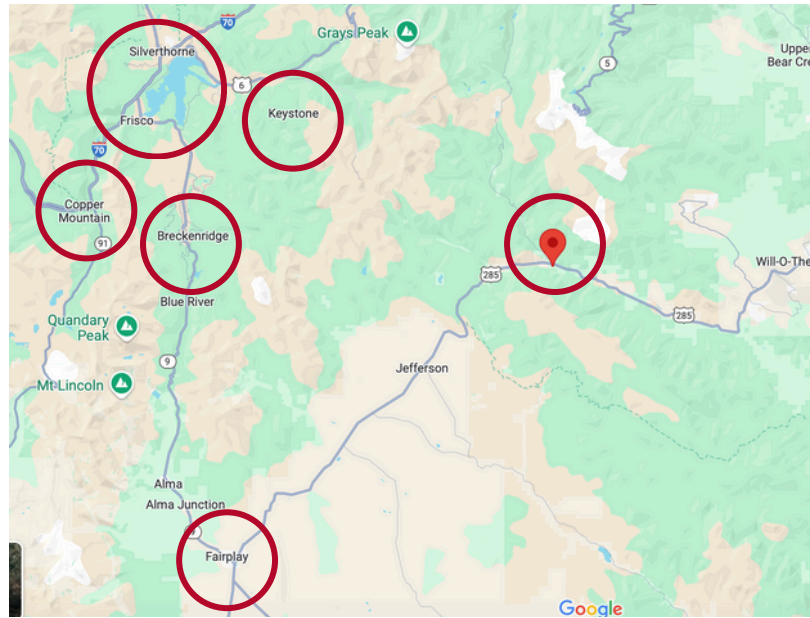
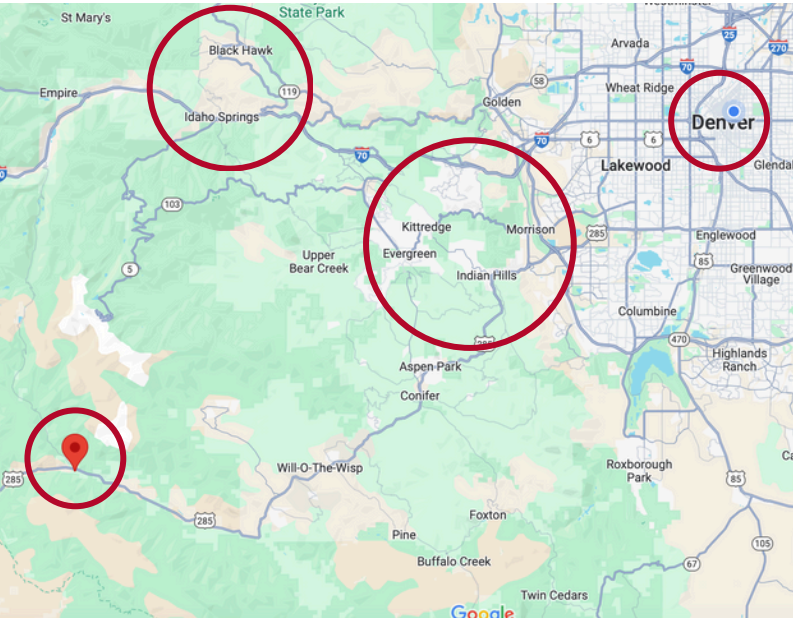
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49348 US Hwy 285
Grant, CO 80448

THE LOCATION



Average Daily Traffic U.S. Highway 285 in Grant (2022): 7,000



LOCAL DEMOGRAPHICS

Park County:

- Total Households: 7,688
- Total Estimated Population: 17,390
- Percentage of Rental Housing Units: 9%
- Total Employer Establishments: 516
- Median Household Income: \$85,019
- Total Housing Units: 14,112

Fairplay:

- Population Total: 782
- Median Household Income: \$80,179

Breckenridge:

- Population Total: 5,017
- Median Household Income: \$129,481

Bailey:

- Population Total: 9,952
- Median Household Income: \$95,399

Conifer:

- Population Total: 7,340
- Median Household Income: \$108,292



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RECENT UPGRADES:

- New Roof
- Upgraded Plumbing
- New Well
- Redone Septic
- Upgraded Electrical
- New Floors and Sheetrock

THE STOREFRONT

- Remodeled in 2017
- 1,500 sqft + Unfinished Basement
- Formally state and locally licensed recreational marijuana dispensary
- Local approval for medical and recreational grow and infused products licenses
- Original bar and full commercial grade kitchen
- Closest south side dispensary to Guanella Pass



THE DUPLEX

- Remodeled in 2021
- Shared Laundry
- Faces North Fork South Platte Riverbank
- Paved Parking Lot

1 bed / 1 bath

- 1 year lease
- Current Rate: \$1,200

2 bed / 1 bath

- Currently AirBnB
- Current Rate: \$99/night



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