



FOR SALE

7,874 SF Free Standing Retail/Flex Building

301 S. Main St. | Brighton, CO 80601



**PRICE REDUCED!!**

New EPDM Roof, Entirely Fire Sprinkled, Free Span "Barrel Roof" Design

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301 S. MAIN ST.

## OFFERING SUMMARY

	<b><u>\$1,799,000</u></b>
<b>Listing Price:</b>	\$1,900,000
<b>Building Size:</b>	7,874 SF
<b>SF Breakdown</b>	1st Floor - 5,623 SF 2nd Floor - 2,251 SF
<b>City/County:</b>	Brighton/Adams County
<b>Lot Size:</b>	13,068 SF
<b>Year Built/Renovated:</b>	1946/2021-2023
<b>Property Taxes (2023):</b>	\$30,601
<b>Power:</b>	600 AMP - 3 Phase TBV
<b>Zoning:</b>	DT - Downtown
<b>Loading Door:</b>	Drive-In
<b>Parking:</b>	Ample

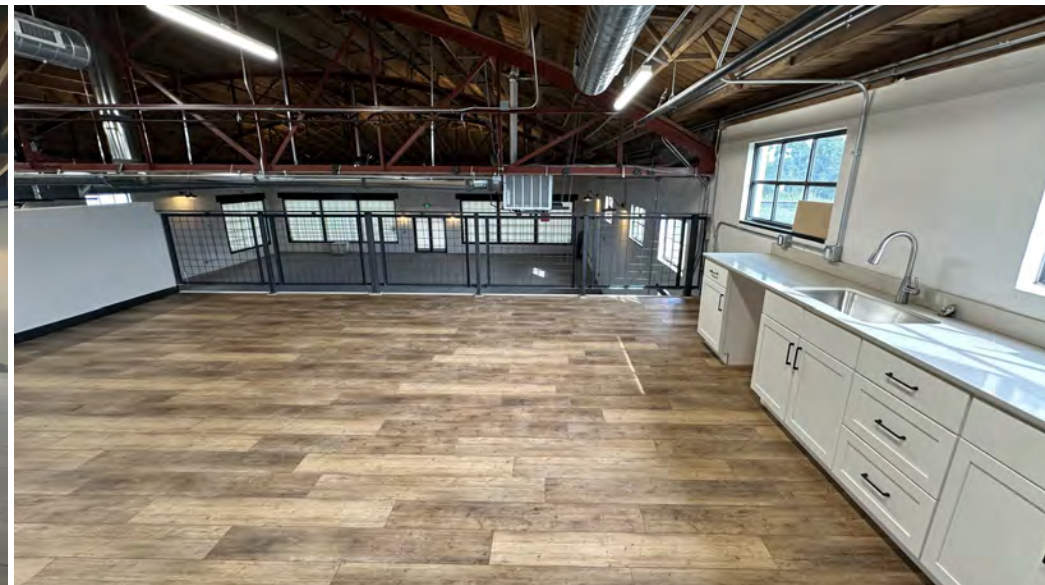
## PROPERTY OVERVIEW

Well located, free standing, clear span "barrel roofed" building. Entirely fire sprinkled. With the downtown Brighton Revitalization, this building sits right in the middle of all the action. This would be a great location for a restaurant, event center/night club, medical/urgent care, recreation/fitness uses, bank, and a wide variety of other uses. Ample parking with direct access off S Main St. There is also 10' on the Main St. side of the property usable for patio space in the future. Permissive zoning and highly visible identity make this property an excellent possibility for most any retail and/or commercial use.

## PROPERTY HIGHLIGHTS

- Bowstring truss ceilings (Barrel Roof)
- Sprinklered (~\$76k improvement)
- ADA Compliant - Lift Installed 2020 (~\$26k improvement)
- Ample Off Street Parking
- Directly adjacent to the AMC Brighton 12 Theatres
- Walking distance to all services/restaurants









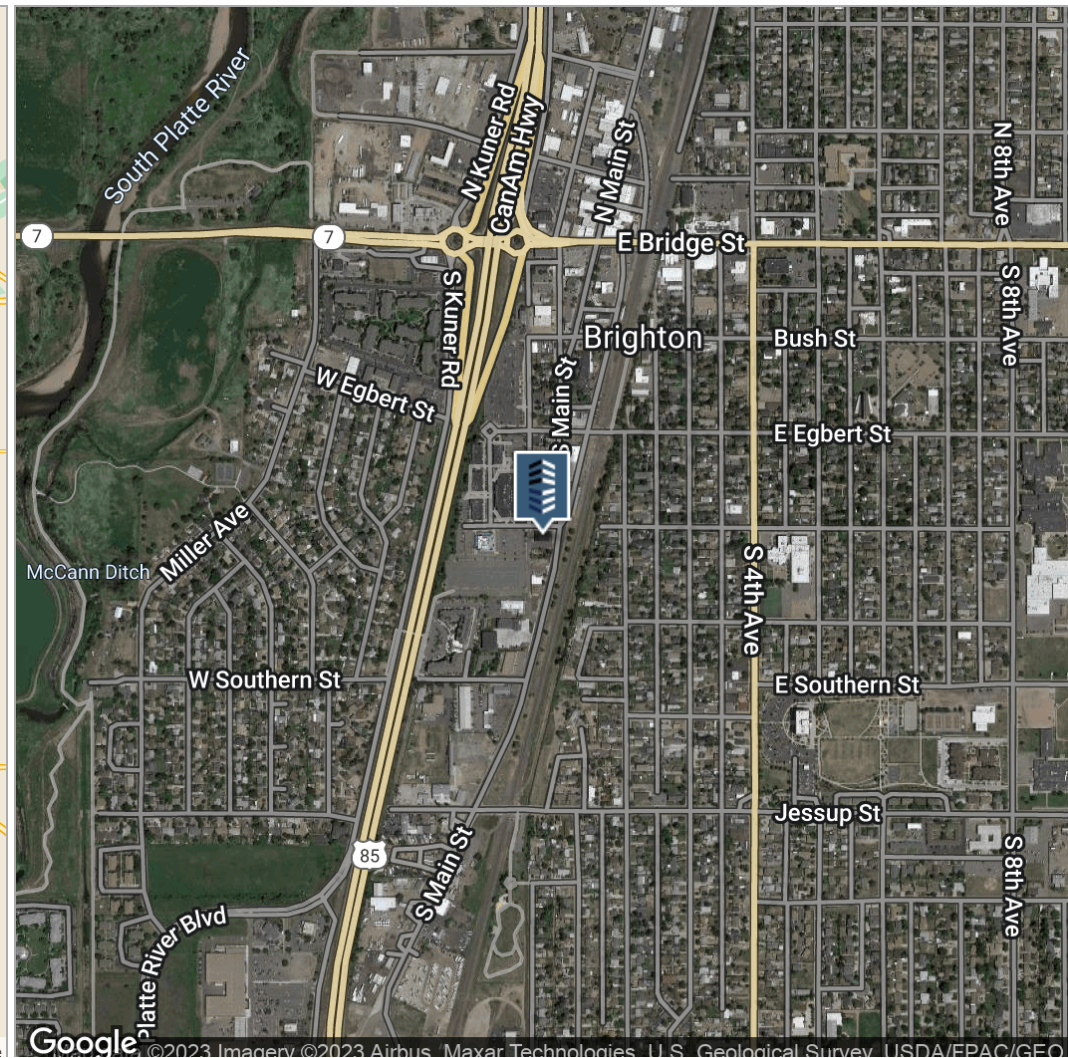
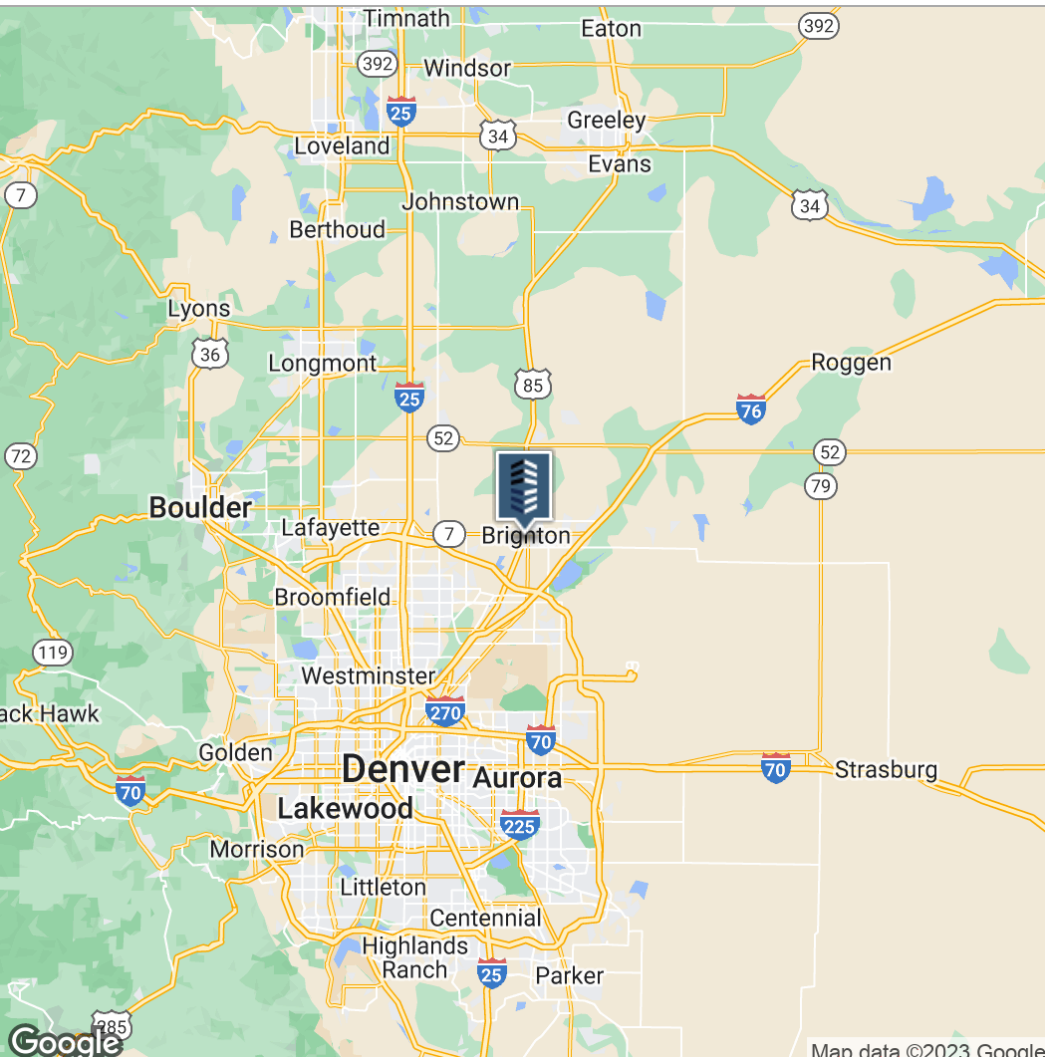
## Downtown Zoning (DT) Uses by Right

Night Club/Event Center  
 Recreation and Indoor Entertainment  
 Library/Museum  
 Medical Care  
 Retail  
 Grocery Store  
 Office  
 Restaurant  
 Animal Care  
 Day Care  
 Lodging  
 Artisan Manufacturing  
 Light Manufacturing  
 Small School  
 Many More!

### RENOVATION INFORMATION

Power:	400a on lower level, 200a on upper - all single phase
Water:	3/4" water line with backflow preventer installed
Gas:	Gas delivery pressure of 2 PSIG - One meter in place currently and can accommodate 3 meters
Sprinkler System:	Brand New wet System and monitoring re alarm
HVAC:	Brand New Roof Top Unit Installed
ADA:	Compliant, Lift installed to 2nd oor
Extra Outdoor Space:	10' lot line to Main St. could accommodate a patio or outdoor space
2nd Floor Space:	Recently installed wood plank Flooring and plumbing installed
Divisible:	Yes - 3 addresses currently listed with City of Brighton as well as the ability to split utilities
Windows:	All new steel windows have insulated glass with Low E Coating. Historical windows have been refurbished
Drive In Door/Lift:	10'x10' with insulated Garage door and Low E glass. Industrial lift recently installed to deliver goods from loading area to main floor area
Roof:	New EPDM Membrane roof with R32 rigid insulation, metal capping, new downspouts, (all code compliant) and warranty transferable with sale
New Restrooms:	2 New ADA restrooms installed in the last month
Historical Designation:	Built in 1946 and Historically Designated on the local level in 2018





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