

FOR SALE | NET LEASED INVESTMENT

\$994,000

60 Bull Dogger Dr, Bailey, CO 80421



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$994,000
Lot Size:	1.3 Acres
Year Built:	2018
Building Size:	4,142 SF
Zoning:	C-1
Market:	Denver Foothills
Submarket:	Bailey

PROPERTY OVERVIEW

- * Explore an exceptional investment opportunity with this prime retail property in Bailey, CO.
- * Boasting a 4,142 SF building constructed in 2018, this well-maintained investment is ideally situated in the heart of Bailey's commercial district.
- * The Tenant, Delwood Square Liquors, is a long term profitable liquor store on the 285 corridor.
- * Zoned C-1, it offers versatile potential for investors seeking a stable long term investment.
- * With its modern build and prime positioning, this property presents a compelling prospect for those looking to capitalize on the thriving commercial market in Bailey.

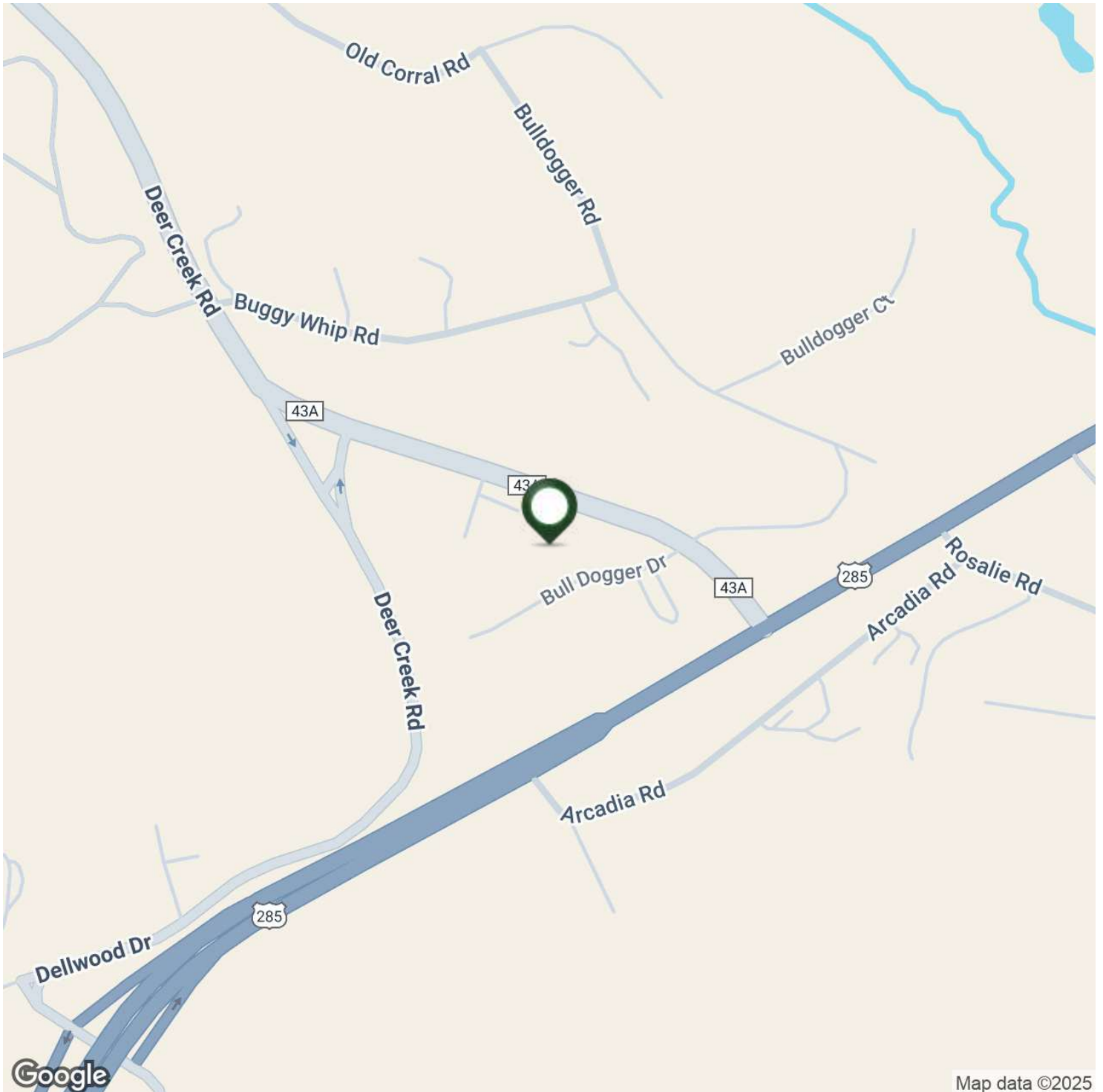
LOCATION OVERVIEW

- * Located in the Bailey Industrial Park next to a busy Loaf & Jug
- * Centrally located with easy access from Hwy 285

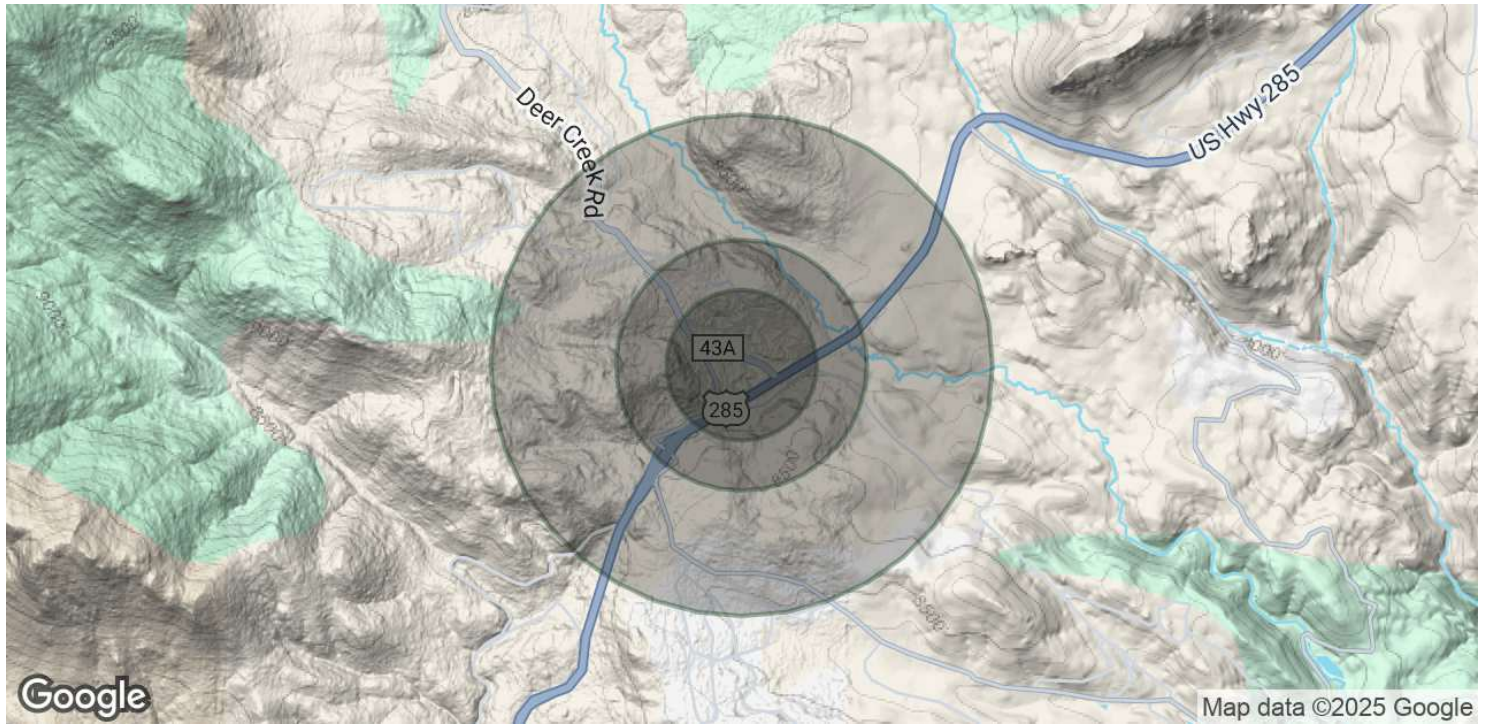
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	25	132	691
Average Age	46	46	46
Average Age (Male)	46	47	46
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	55	288
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$134,025	\$134,185	\$129,518
Average House Value	\$657,808	\$652,164	\$627,380

Demographics data derived from AlphaMap