

## Gorgeous Live/Work

609 Lupine St, Golden, CO 80401



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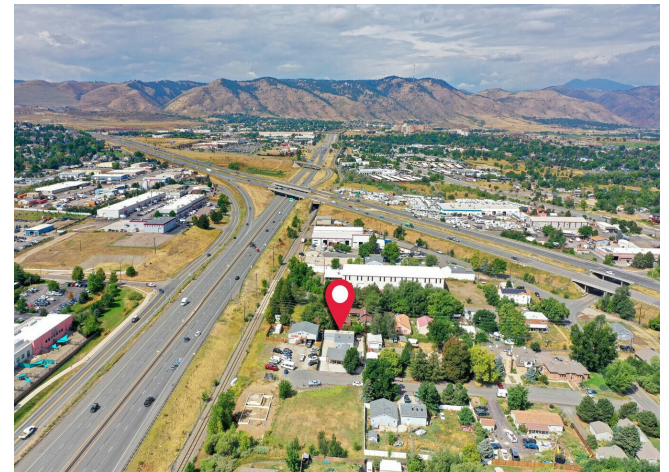
# Gorgeous Live/Work

\$949,500

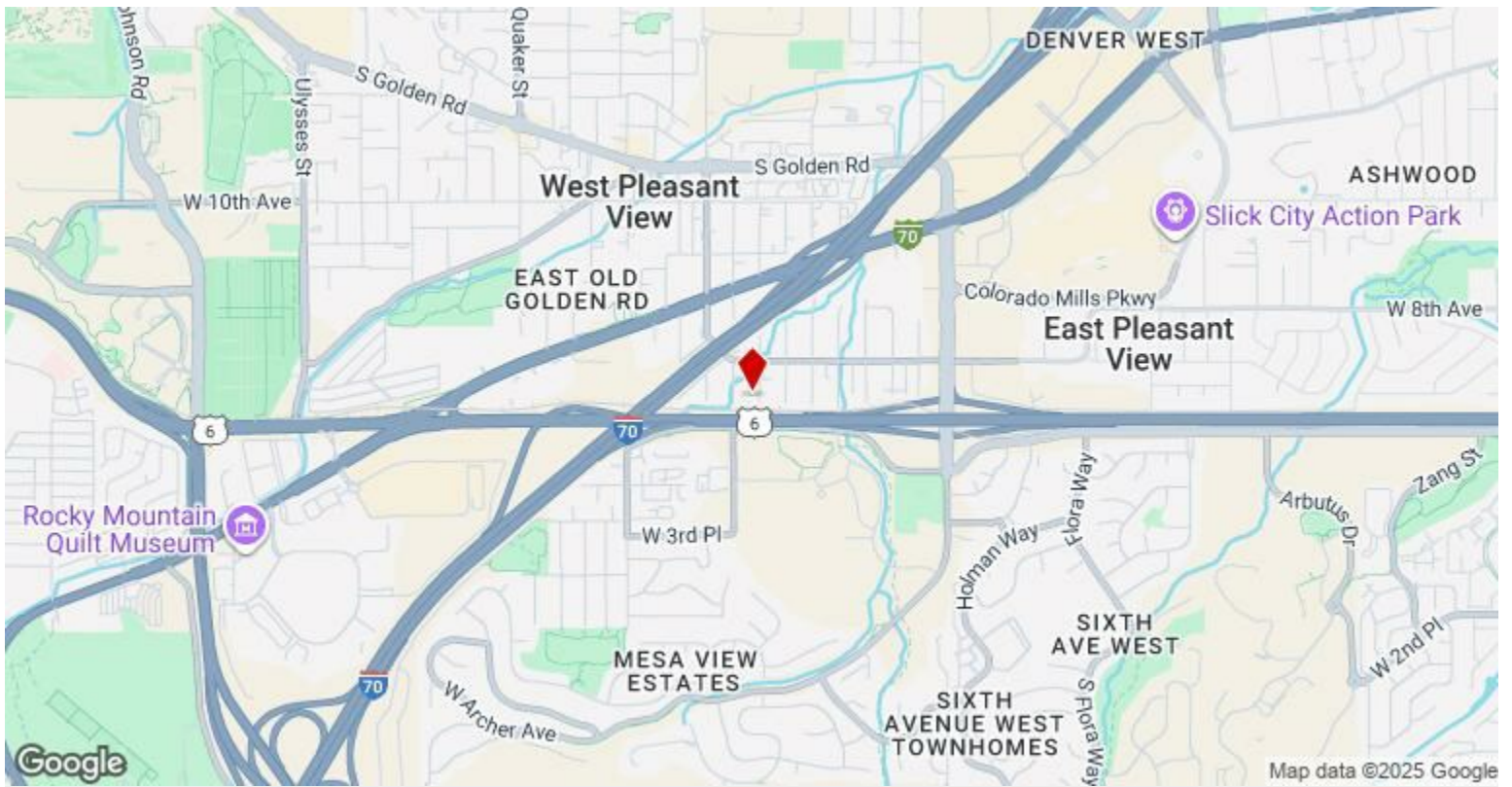
Versatile C2-Zoned Live/Work Property – Endless Commercial Flexibility in Jefferson County  
 Unlock the full potential of a property designed to adapt to your business, lifestyle, and long-term goals. With valuable C2 zoning in Jefferson County, this rare live/work opportunity supports an impressive range of commercial uses—making it perfect for trades, service businesses, creative industries, small-scale manufacturing, retail/showroom concepts, and more. Whether you're an owner-operator or an investor seeking flexibility, this property delivers unmatched versatility.

Commercial Shop – Built for Multiple Business Types  
 The 2,200 sq. ft. commercial-grade shop offers the infrastructure and layout to support nearly any C2-approved business model—auto, fabrication, fleet maintenance, contractor operations, e-commerce fulfillment, equipment storage, or workshop-based trades.  
 Shop...

- Live/Work zoned C2
- Easy access to many highways and the mountains
- Separate office for workspace



Price:	\$949,500
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	A
Sale Type:	Owner User
Lot Size:	0.21 AC
Gross Building Area:	3,700 SF
Rentable Building Area:	3,700 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1929
Clear Ceiling Height:	12 FT
No. Drive In / Grade-Level Doors:	4
Zoning Description:	C2
APN / Parcel ID:	40-014-17-012

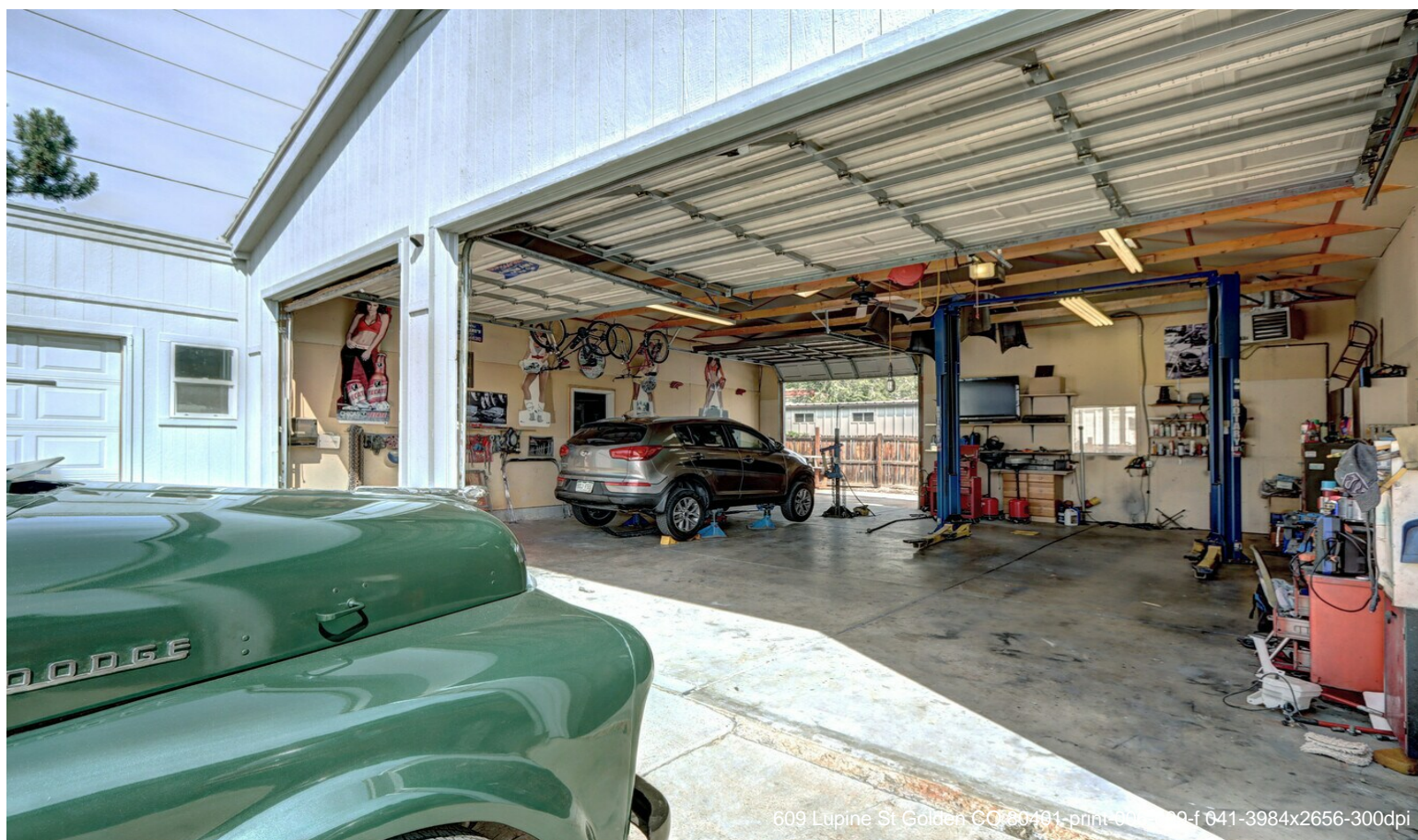


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# Property Photos



609 Lupine St Golden CO 80401-large-053-011-f 088-1500x1000-72dpi



609 Lupine St Golden CO 80401-print-053-011-f 641-3984x2656-300dpi

# Property Photos



609 Lupine St Golden CO 80401-print-012-039-f 047-3984x2656-300dpi



609 Lupine St Golden CO 80401-print-016-025-f 051-3984x2656-300dpi

