

# 149 S. BRIGGS ST

ERIE, CO 80516

OFFERED AT

**\$2,400,000**

BUILDING SIZE

**8,077 SF**

ZONING

**PD**

(Planned Development)

They say location is everything – and 149 S. Briggs sits exactly where Erie begins. This locally loved community hub is home to thriving tenants, right on the town's main drag and steps from all the downtown buzz. It's an investor's delight: great cap rate, strong tenants, iconic curb appeal, and bragging rights baked in. Everyone knows this building – now you can own it.

## INVESTMENT OPPORTUNITY & BUILDING FOR SALE

### PROPERTY HIGHLIGHTS

- Stand alone building on Briggs
- Tenant mix includes: Cristos Coffee, Fitness Underground, Compass Real Estate & The Dugout
- \$297/SF and 6.6% Cap Rate
- Call Broker for financials

**HEIDI SCHAMBER**

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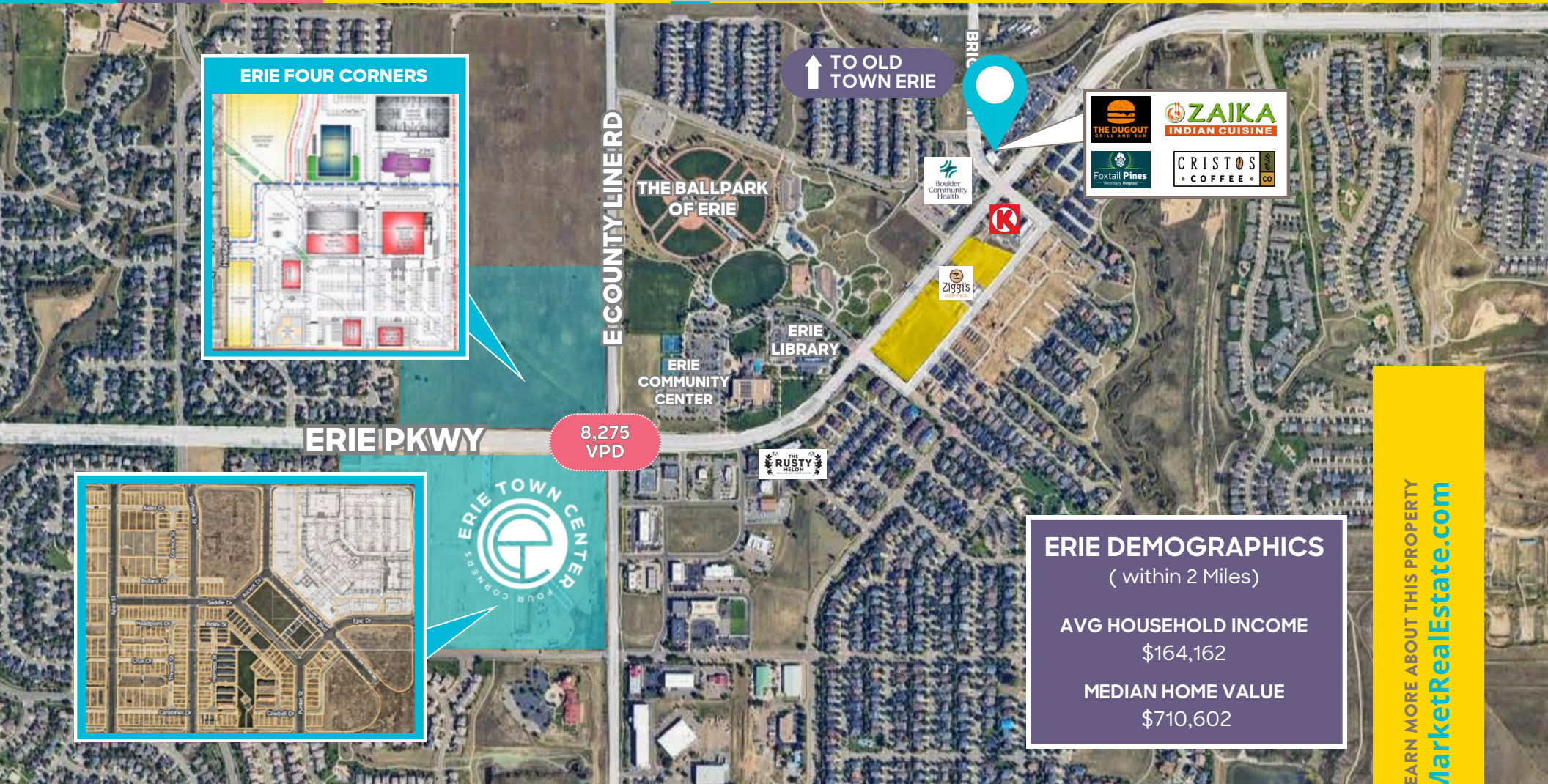
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## ERIE DEMOGRAPHICS

( within 2 Miles)

AVG HOUSEHOLD INCOME

\$164,162

MEDIAN HOME VALUE

\$710,602

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