

Monument Liquor Store Opportunity

1430 Cipriani Loop Monument, CO 80132



FOR SALE

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BellStreet

For Sale

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Property Description

One of the few liquor stores with a drive through in El Paso County! Don't miss this fantastic opportunity to own a thriving liquor store business, located on a parcel with over an acre of land. Business for sale along with real estate, contact broker for information on business.

Property Highlights

- 2,488 SF retail building
- Rare liquor store drive-through
- Zoned CC
- Prime Monument location

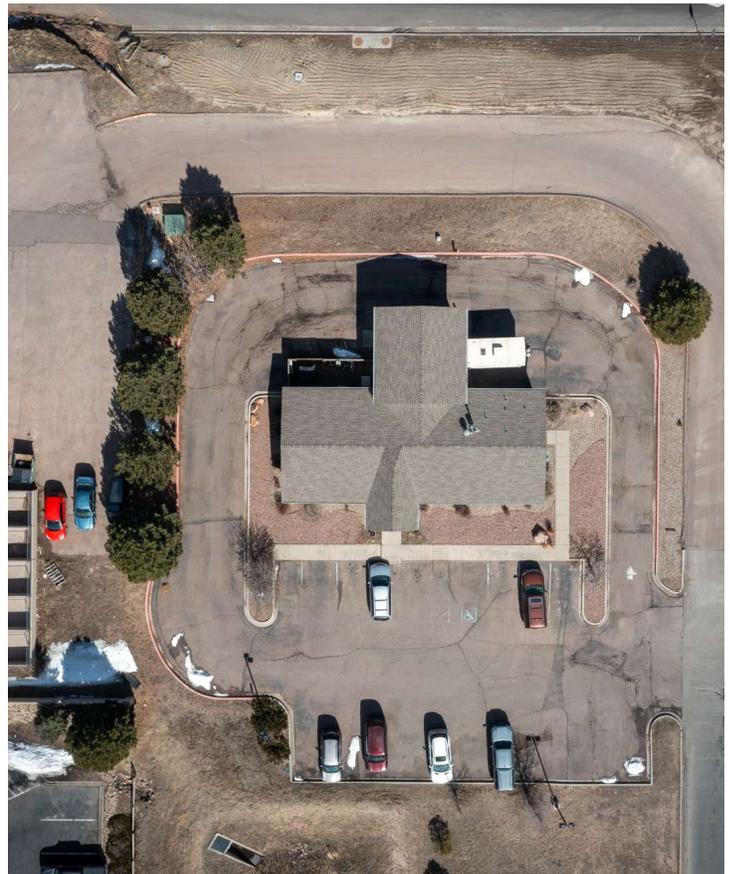
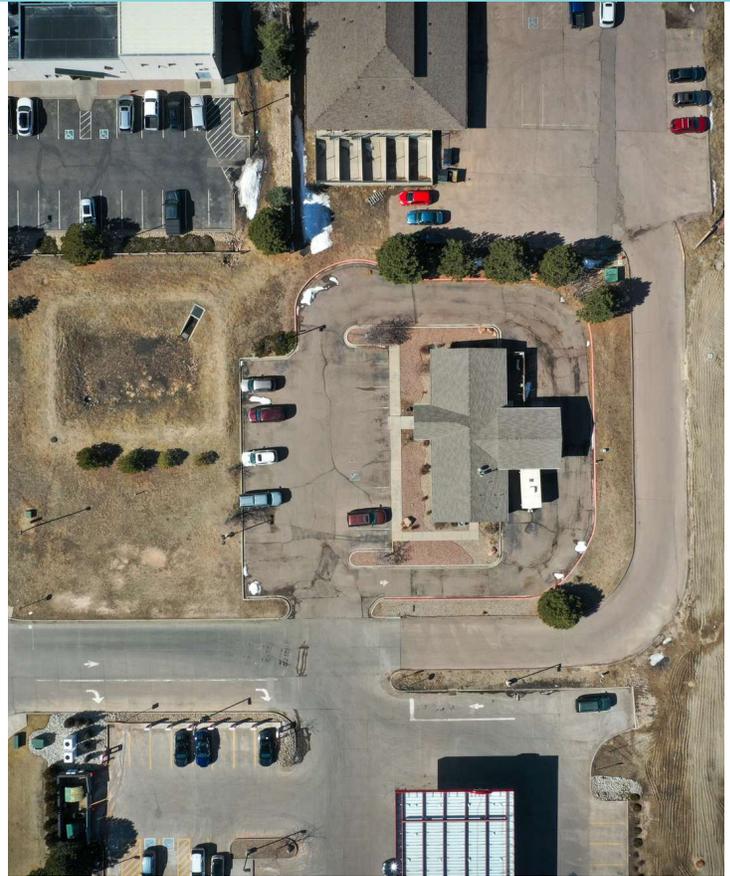
Offering Summary

Sale Price:	\$1,100,000
Lot Size:	49,007 SF
Building Size:	2,488 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	245	527	1,695
Total Population	692	1,479	4,743
Average HH Income	\$176,153	\$178,439	\$174,319

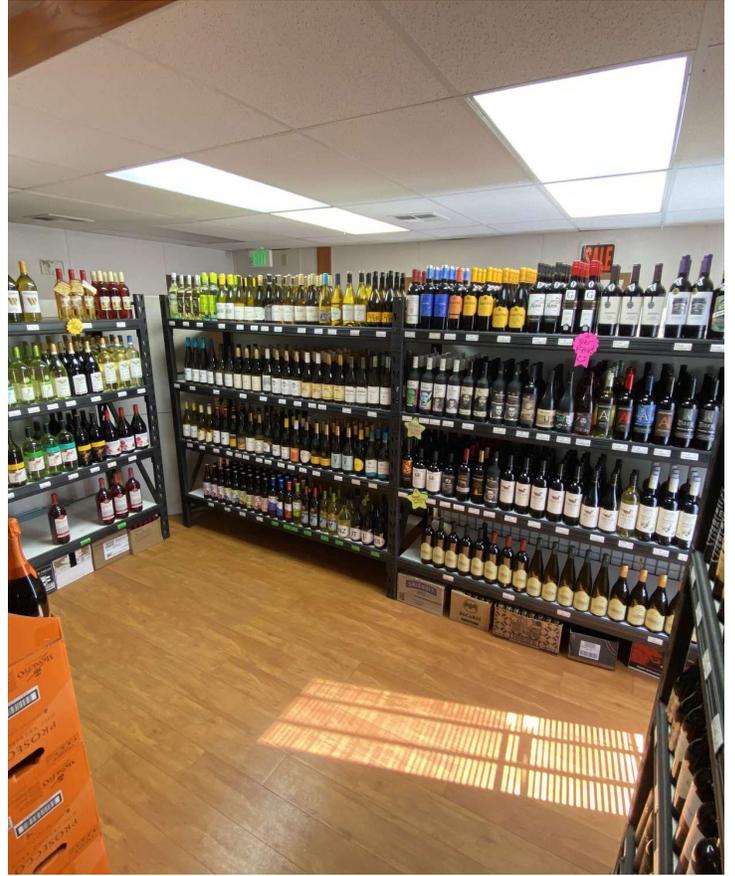
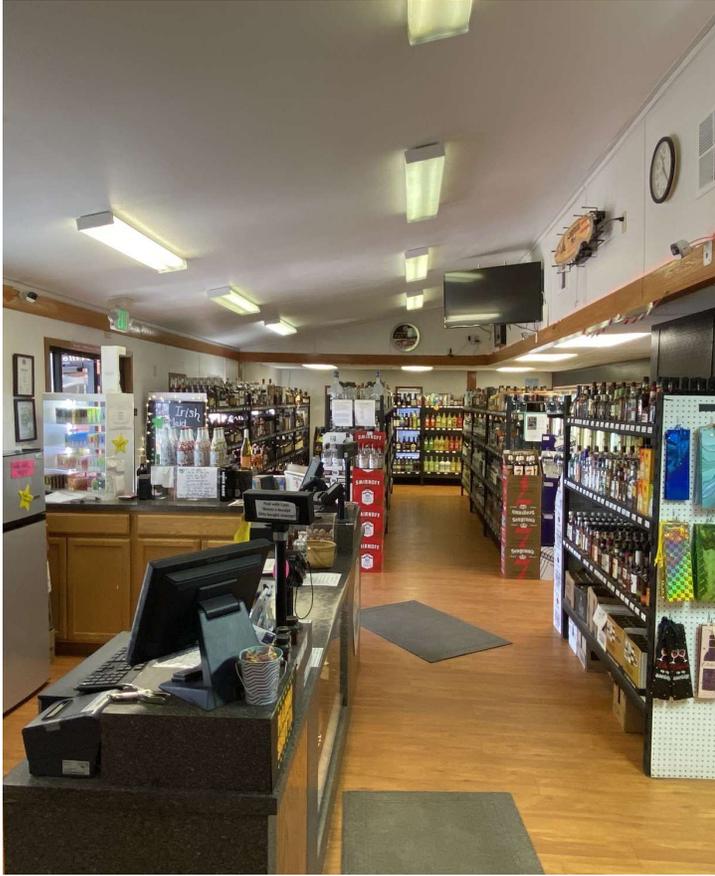
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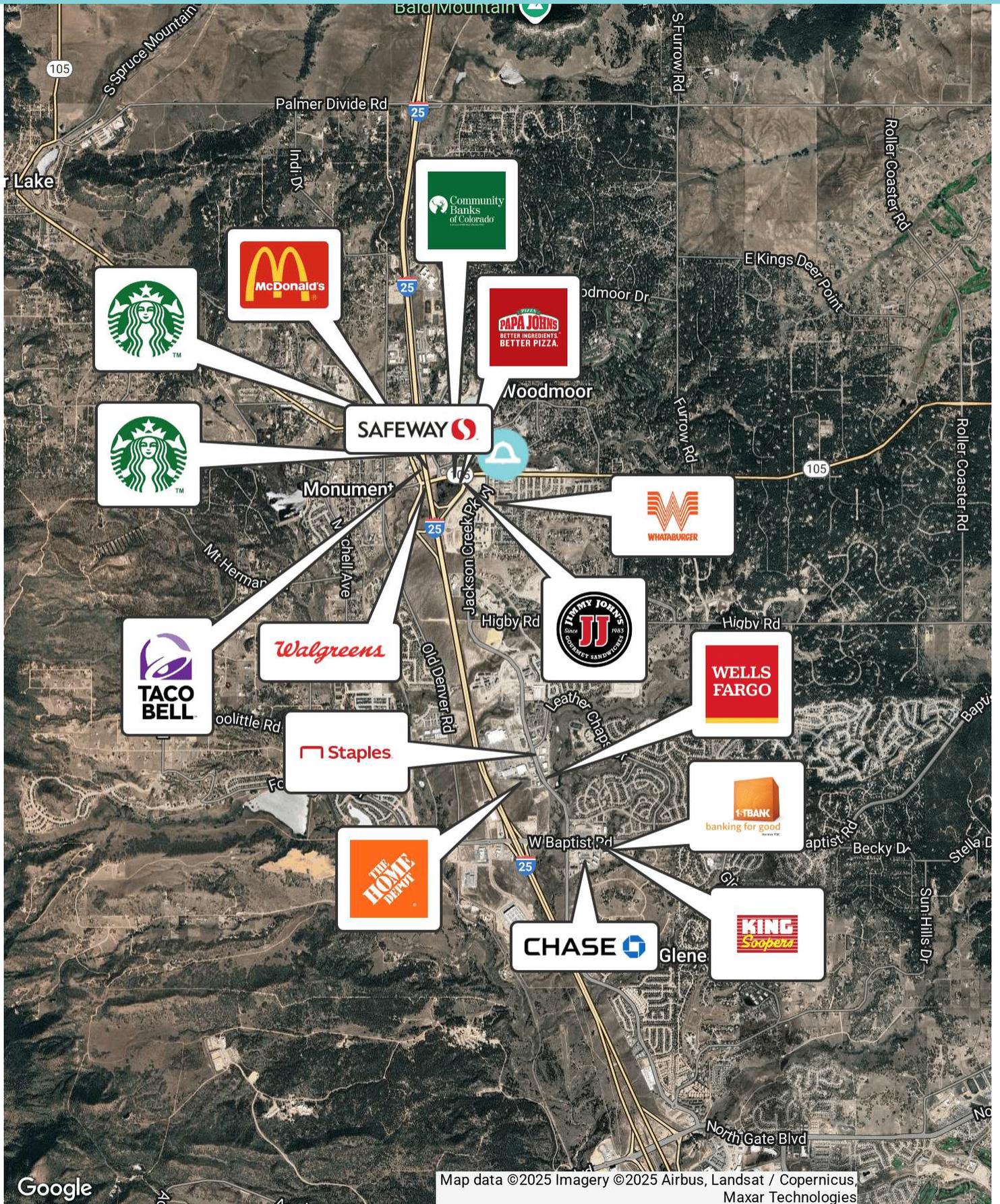
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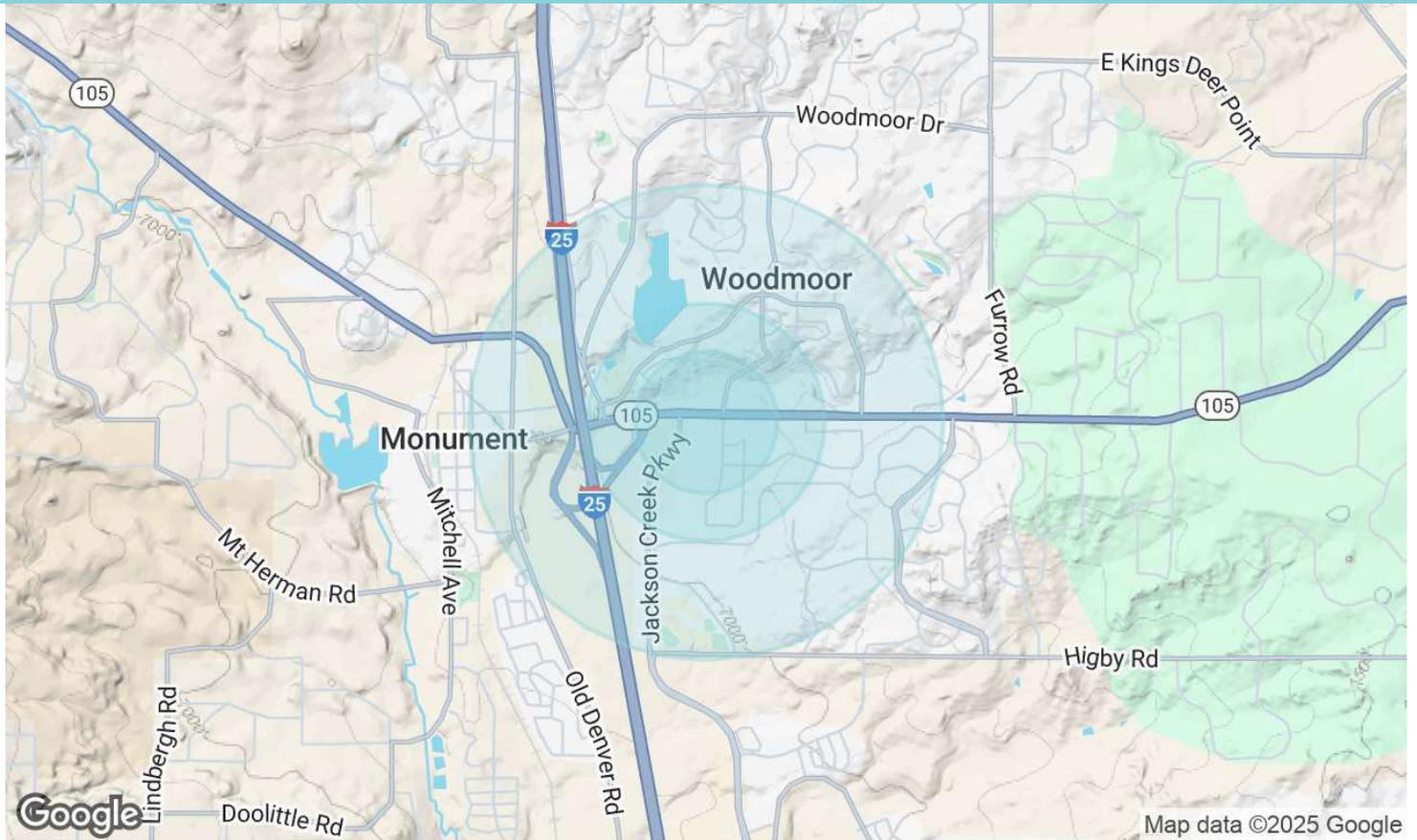
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	692	1,479	4,743
Average Age	41	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	245	527	1,695
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$176,153	\$178,439	\$174,319
Average House Value	\$771,467	\$763,575	\$745,900

Demographics data derived from AlphaMap