



FOR SALE | OFFICE/WAREHOUSE SPACE

\$445,000

26019 Colorado 74, Evergreen, CO 80439



Todd Bastian
todd@evergreencommercial.net
303.838.2000 x109

William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Executive Summary



OFFERING SUMMARY

Sale Price:	\$445,000
Price / SF:	\$152.35
Lot Size:	0.417 Acres
Year Built:	1926
Building Size:	2,921 SF
Zoning:	c-1

PROPERTY OVERVIEW

Historic Kittridge Mercantile building in downtown area of Kittridge, on highway 74. Basement has multiple large entry doors, facing the street, and is currently used as a warehouse. This warehouse would be very useful for easy access in the foothills area. Upper level has been residential. Zoned C-1.

LOCATION OVERVIEW

Historic building located on Highway 74 in Kittridge, Colorado. Easy access from Evergreen and Morrison.

Additional Photos



Additional Photos



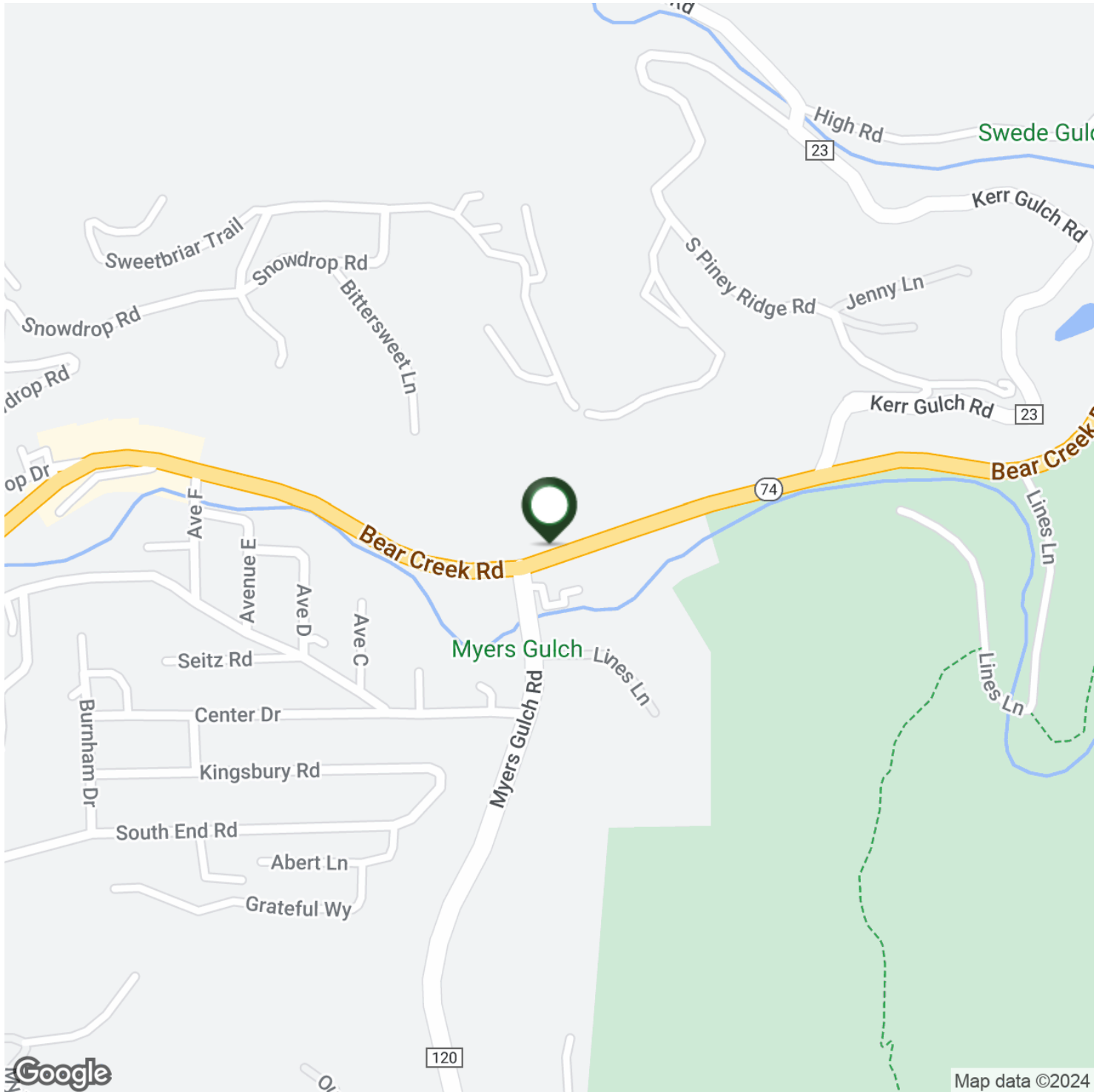


FOR SALE | OFFICE/WAREHOUSE SPACE

\$445,000

26019 Colorado 74, Evergreen, CO 80439

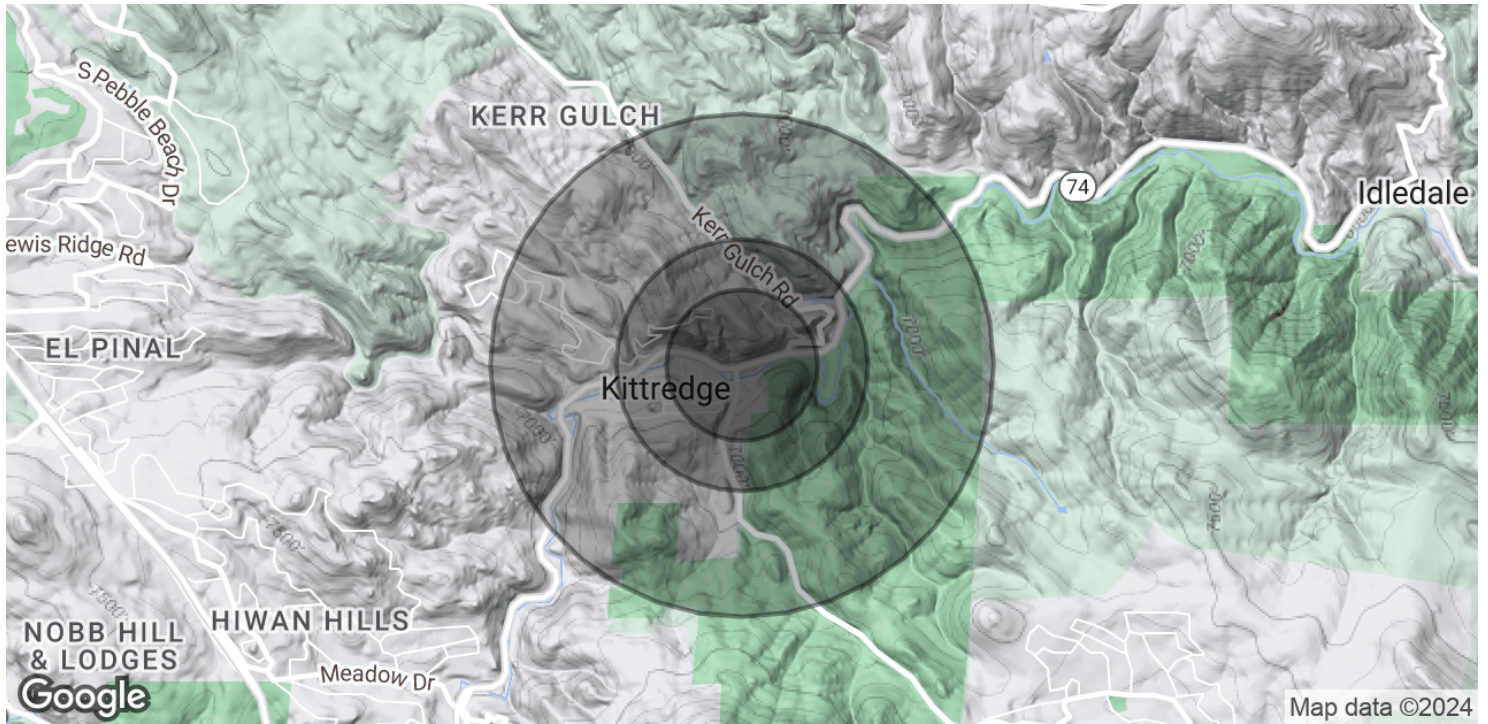
Location Map



Todd Bastian
todd@evergreencommercial.net
303.838.2000 x109

William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	303	634	1,189
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	122	258	479
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$226,562	\$221,348	\$231,403
Average House Value	\$1,007,554	\$989,818	\$1,005,206

Demographics data derived from AlphaMap