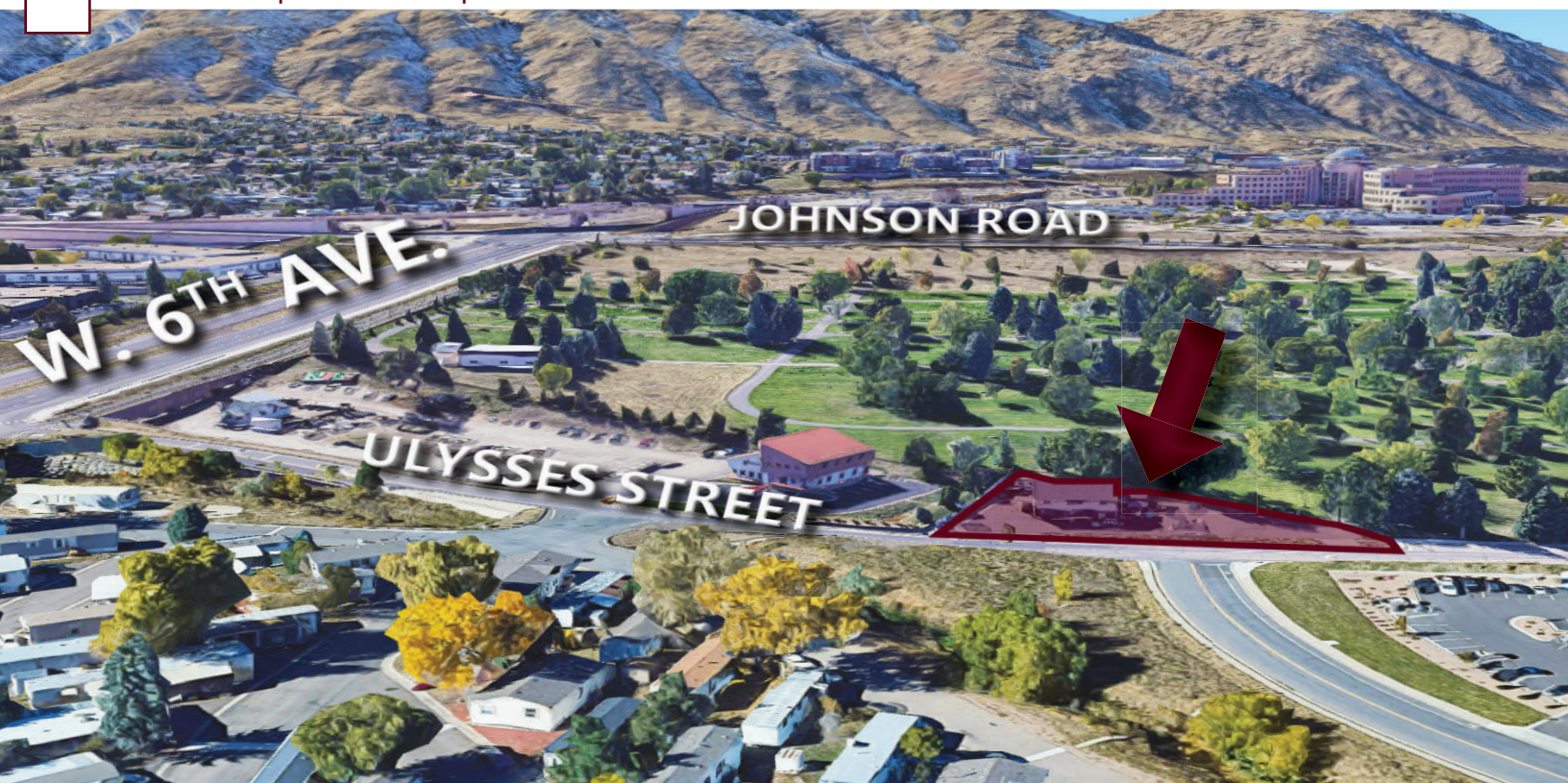


FOR SALE

705 ULYSSES

705 ULYSSES STREET, GOLDEN, CO 80401

CHURCH | 2,300 SF | 15,725 SF LOT



OFFERED AT - \$850,000.00

PROPERTY HIGHLIGHTS

- Easy Access to Hwy 6, C-470, & I-70 Offering Regional Connectivity
- Minutes from Downtown Golden, School of Mines, & Colorado Mills Mall
- Existing Building on Large Lot - Ideal for Conversion, Repositioning, or Redevelopment
- Ample Off-Street Parking & Generous Lot Allow for Creative Site Planning
- Great Candidate for Infill Residential Development, Nonprofit Housing, Educational or Childcare Facility, or Live/Work Space
- *Zoned R-2 (Low Density Multiple Housing Residential)

*Buyer Responsible for Verifying Zoning Information

TRAFFIC COUNTS: 41,931 VPD - West 6th Ave.

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
2026 Est. Population	9,508	44,055	117,971
2026 Est. Avg. HH Income	\$141,764	\$171,778	\$185,519
Employee Population	12,861	47,136	91,713



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Brian Frank
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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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