



HISTORIC OFFICE SPACE
FOR SALE
129 S 4th Ave. Brighton, CO 80601

PROPERTY HIGHLIGHTS

Character and modern functionality meet in downtown Brighton. This beautifully maintained commercial office building sits in the heart of the city and is zoned C-O. The $\pm 1,958$ SF layout includes 5 offices, 10' ceilings, updated electrical, and a remodeled kitchenette and restroom. Classic brick architecture is complemented by modern upgrades such as a Lennox HVAC system, new roof, hot water heater (2024), and a state-mandated backflow system (2023). The landscaped lot is supported by a 7-zone sprinkler system and paved parking for 9-12 vehicles. Exceptional visibility and accessibility make this an ideal property for professional or medical office use.

Available SF	1,958 RSF
Sale Price	\$630,000
Availability	Immediately
Parking	9 Spaces
Zoning	C-O



**Colorado
Group**

FOR MORE INFORMATION



Building Signage



Central Location



Conference
Room



Fiber



Kitchenette



Parking

Chris Wynja

Broker Associate

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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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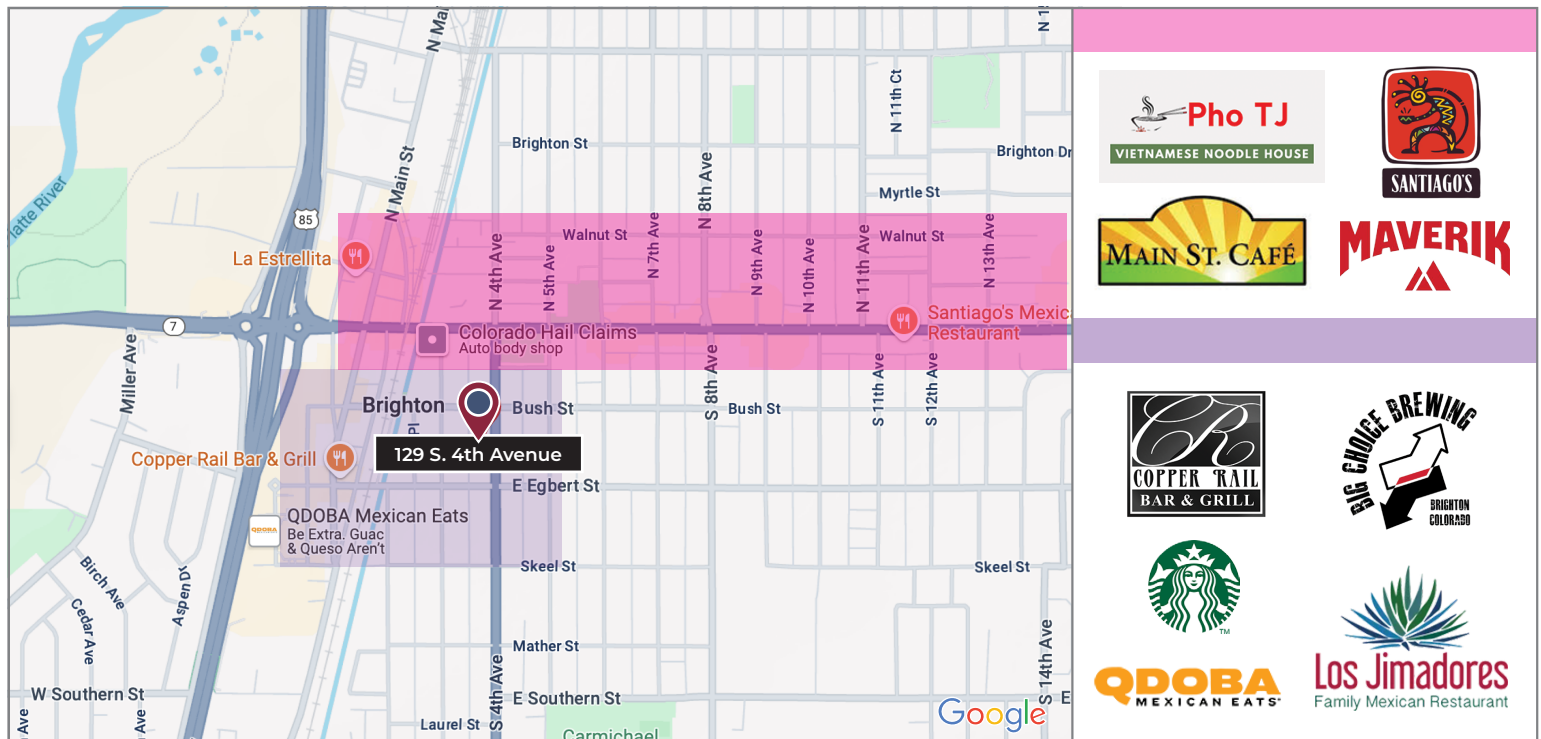
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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