

## VIEW FULL OFFERING

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### DOWNTOWN MORRISON ASSEMBLAGE

# 401-417 BEAR CREEK AVE & 109 MILL STREET MORRISON, CO 80465

### Property Summary

- Generational Owner User Development Opportunity
- Trophy Opportunity, Incredibly Rare Property Site
- Current Zoning allows for a Mixed-Use Retail/  
Residential/Development
- Located on Morrison's main street, the area sees up to  
15,000 visitors on peak weekends
- Close to Red Rocks Amphitheatre, Dinosaur Ridge, and  
Bear Creek Lake Park Trail, steady tourism year-round

### Property Zoning | HD - Historic District (Town of Morrison)

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For more information:

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### Property Features

Sale Price	\$12,000,000 <del>\$15,000,000</del>
Total Property Size	12,434 SF
Retail Size	10,389 SF
417 Bear Creek (Residential) SF:	805 SF
109 Mill St (Residential) SF:	743 SF
Combined Lot Size	1.25 AC
County	Jefferson
Zoning	HD - Historic District (Town of Morrison)
Parking	58 Private - Off Street Spaces
Frontage SF	~170 feet on Bear Creek Avenue

## PROPERTY PHOTOS



## SITE PLAN



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