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PROPERTIES



FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

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 \$15,000,000
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

Unique Properties
400 S Broadway | Denver, CO 80209
303.321.5888 | UNIQUEPROP.COM

PROPERTY PHOTOS





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