

FOR SALE

DOWNTOWN  
MIXED USE  
OPPORTUNITY

137 N. FRONT ST.  
STERLING, CO 80751

±11,496 SF BLDG  
± 0.132 ACRES

\$649,000



6020 Greenwood Plaza Blvd., Suite 100  
Greenwood Village, CO 80111  
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# FEATURES

<b>Y.O.C:</b>	1913
<b>LOCATION:</b>	SW CORNER OF FRONT STREET @ POPLAR STREET
<b>CONFIGURATION:</b>	SIX APARTMENTS ABOVE ~5750 SF COMMERCIAL
<b>PARKING:</b>	DIAGONAL STREET PARKING W/ ADJACENT PUBLIC LOT
<b>ZONING:</b>	CENTRAL BUSINESS DISTRICT
<b>FUTURE USE:</b>	DOWNTOWN MIXED USE
<b>TAXES:</b>	\$4,086.01—2025 TAX YEAR
	1 MILE—\$63,356
<b>INCOME:</b>	3 MILE—\$70,887
	5 MILE—\$72,179
	1 MILE—6,068
<b>2020 POPULATION:</b>	3 MILE—13,950
	5 MILE—14,837



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# INTERIOR—COMMERCIAL



Large Open Floor Plan



Many Commercial Uses

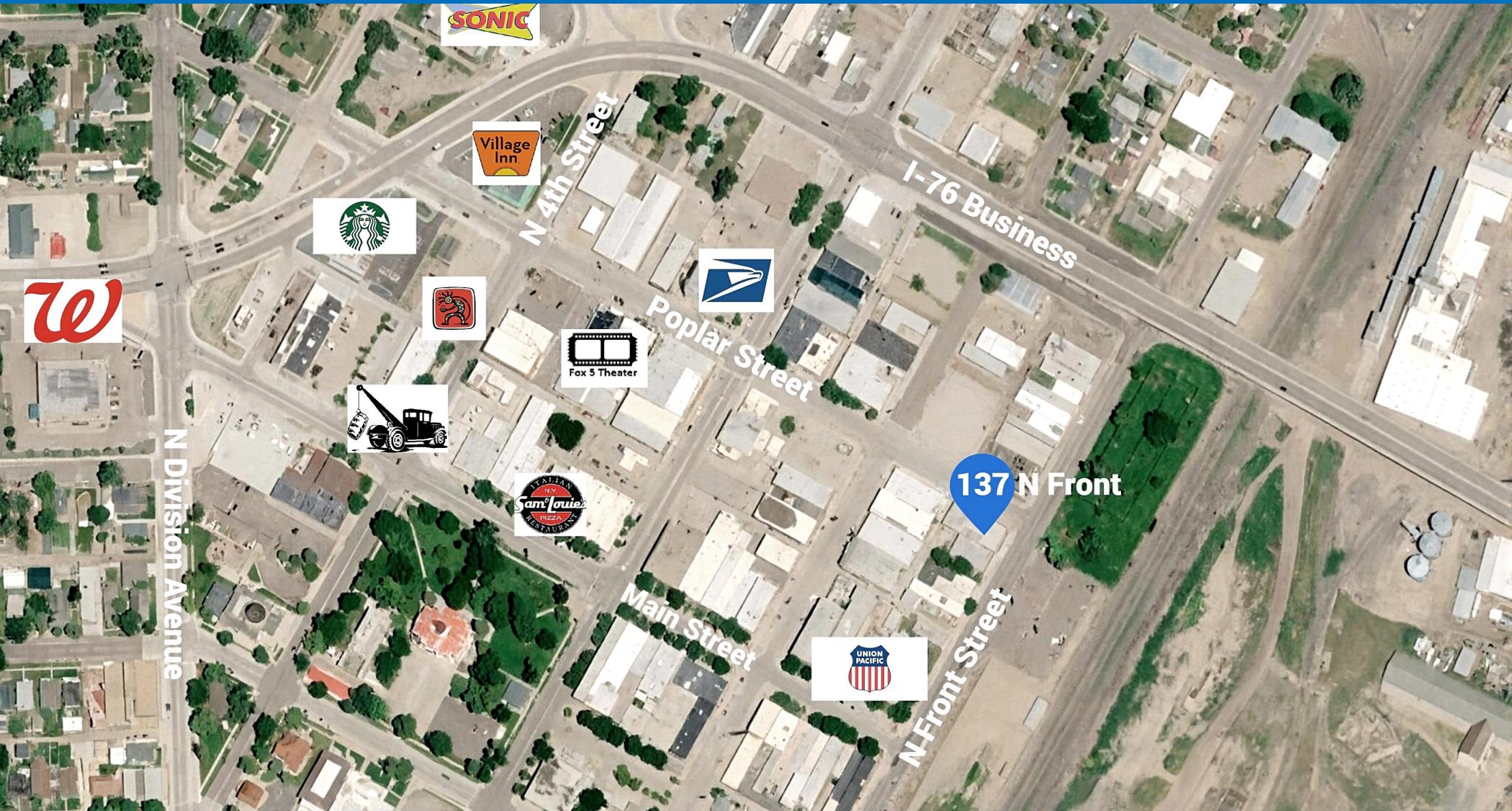


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# LOCATION



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# DOWNTOWN STERLING

Sterling is located in Northeastern Colorado, approximately 130 miles northeast of Denver. It is situated along the South Platte River at the intersections of Interstate 76, and Highways 6, 138, and 14. The city is the most populous in Logan County, representing 65% of the county's overall population.

Sterling is a major retail, employment, and cultural hub for the region, and has been the county seat for more than a century. Major employers and services today include Northeastern Junior College, the Sterling Correctional Facility, the Sterling Regional Medical Center, the RE-1 Valley School District, Wal-Mart, Sykes Enterprises, and the Sterling Municipal Airport. Major cultural and recreational amenities include the Overland Trail Museum and Recreation Area, the South Platte River Corridor, the Riverview Golf Course and Northeastern Eighteen, and the nearby North Sterling State Park and North Sterling Reservoir.



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