

**PRICE REDUCTION!**  
**\$1,300,000**



**86 & MAIN  
122 MAIN STREET  
Elizabeth, CO 80107**

**PROPERTY HIGHLIGHTS**

- Historic Architecture - Original brickwork, soaring ceilings, and character you can't replicate.
- Prime Main Street Location - High visibility, heavy pedestrian & vehicle traffic, and direct access to local events.
- Flexible Interior Layout - Open space ready for your unique vision, from rustic bistro to industrial-chic eatery.
- Community-Focused Charm - Be part of a small, but growing town with big support for local business.



AVAILABLE SF

3,936



STORIES

TWO



LOT SIZE

5,401 SF



AVAILABLE

AT CLOSING



TAXES

+\$5,000/YR



YEAR BUILT/RENO

1887/2025

**PROPERTY DESCRIPTION**

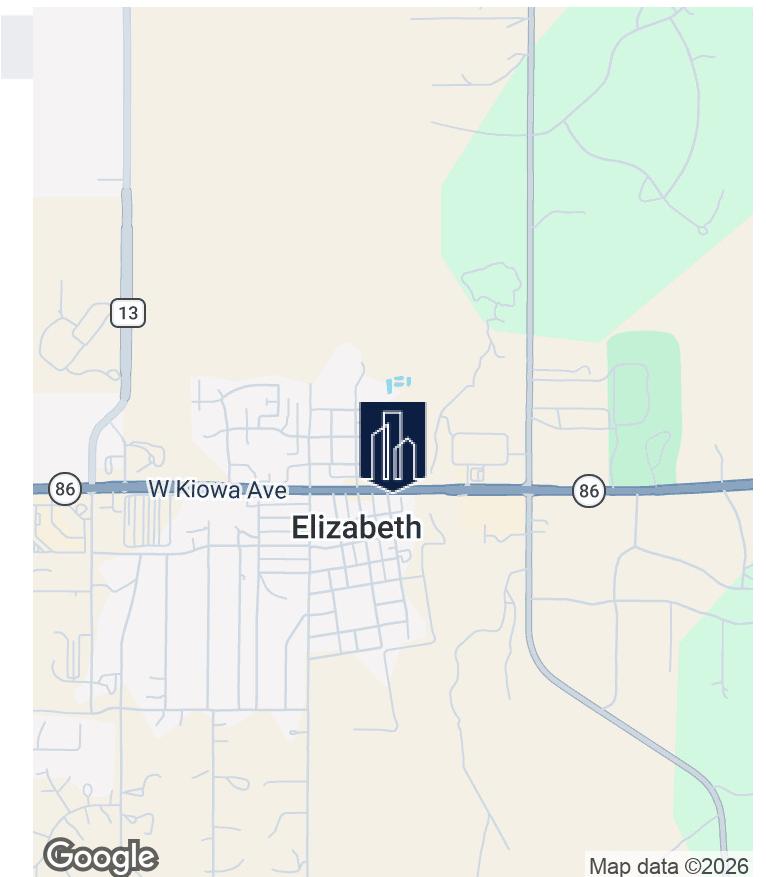
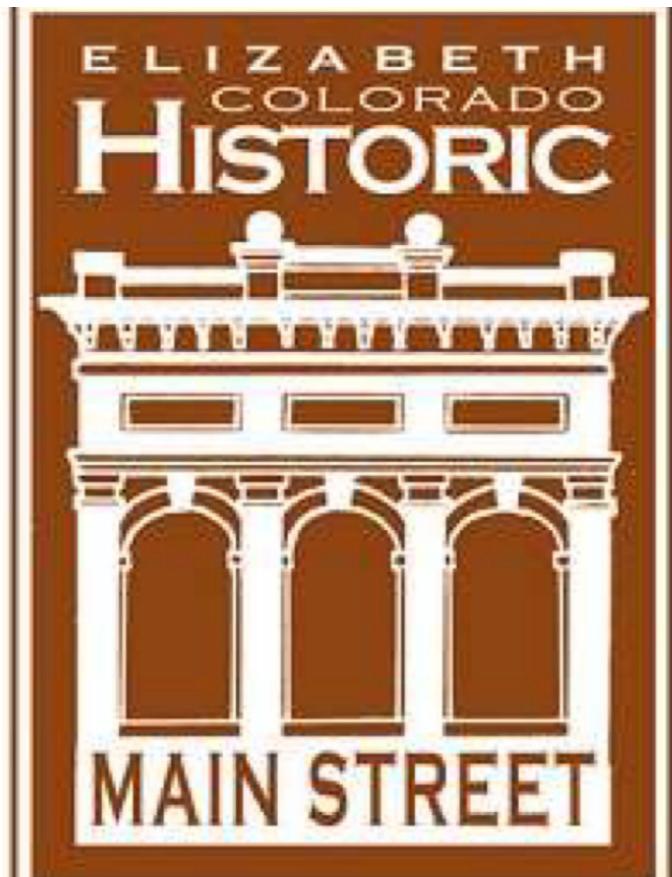
Invest in a timeless landmark in the heart of Downtown Elizabeth, once home to the historic Odd Fellows. This iconic building offers the perfect blend of vintage charm and modern potential, making it an ideal location for a restaurant, taproom, deli cocktail lounge or retail store. Owner reduced price for potential buildout costs!



**MADISON  
COMMERCIAL  
PROPERTIES**

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# PLACE YOURSELF IN THE HEART OF DOWNTOWN ELIZABETH



## DEMOGRAPHIC INFORMATION

Elbert County and Elizabeth are rapidly growing, creating a prime opportunity for any business to thrive. With an increasing population, the demand for products and services is on the rise. This means more customers and greater potential for profit. Perfect building for a Restaurant, Bar, Event Center or any other retail business looking to grow with Historic Downtown Elizabeth!

Traffic Volume at the corner and within .14 miles ranges from 12,289 to 12,945 in 2025

The county has seen an 11.6% growth in population and households from 2020 to 2024 and a projected growth of 16-17% more in the next 4 years! Median Household Income within 3 miles is \$119,850.

Positioning your business here could set you ahead of the competition and your investment would be in the Heart of Downtown Elizabeth, on the busiest corner where every business wants to be!

Don't miss out on being part of this exciting growth story.

**SHELLI MANGO**

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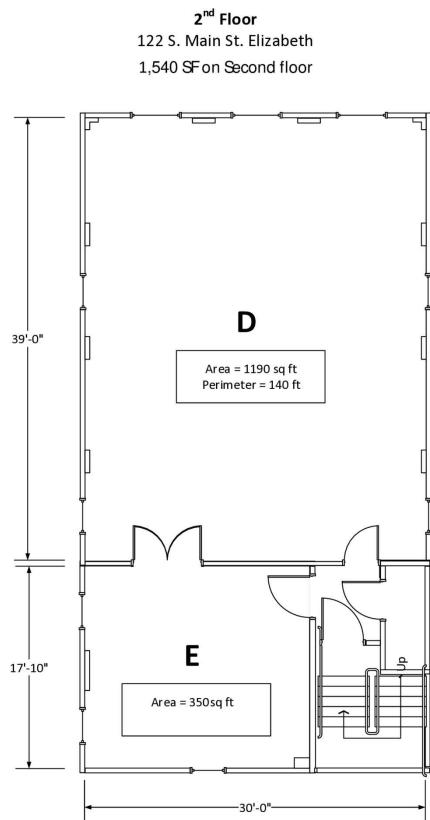
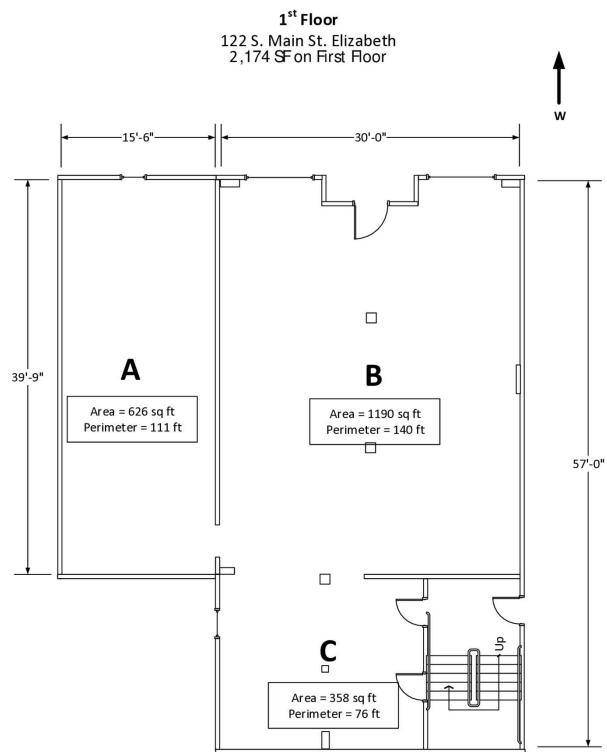
## ICONIC MAIN STREET ELIZABETH BUILDINGS



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# FLOOR PLANS



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