

# Morrison Retail Opportunity

120 Bear Creek Ave., Morrison, CO



**For Sale: \$875,000**

**DO NOT CONTACT TENANTS DIRECTLY**



## BUILDING OVERVIEW

<b>Building SF:</b>	1,864± SF (Assessor)
<b>Lot Size:</b>	0.126± AC (Parcel 1) 0.02± AC (Parcel 2)
<b>Assessor Parcel ID:</b>	40-354-07-001 40-354-07-002
<b>YOC:</b>	1884 (Ren. 1985, 1995, 2019)
<b>Parking:</b>	1 (In front of Unit D) Abundant Street Parking
<b>Zoning:</b>	HD (Historic Downtown)
<b>Taxes:</b>	\$18,631.40 (2024)
<b>Price:</b>	\$875,000

## PROPERTY NARRATIVE

Located on the left side of the road as you enter the Town of Morrison sits this 2-parcel historic property. The property consists of two buildings and four individual units, which each are separately metered. The small building (Unit D) at the left of the property, has a lease until June 30, 2026, with rent of \$1,723.32 per month, plus expenses of \$33 per month. This unit does not have plumbing. The large building (Unit A, B & C) has a short-term tenant in Unit A. Both Units B & C are currently available. Unit C is a residential studio. The assessor shows the main building and detached structure (Unit D) as one item consisting of 1,864 SF.

Operational businesses - Do Not Contact Tenants.





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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



Unit B



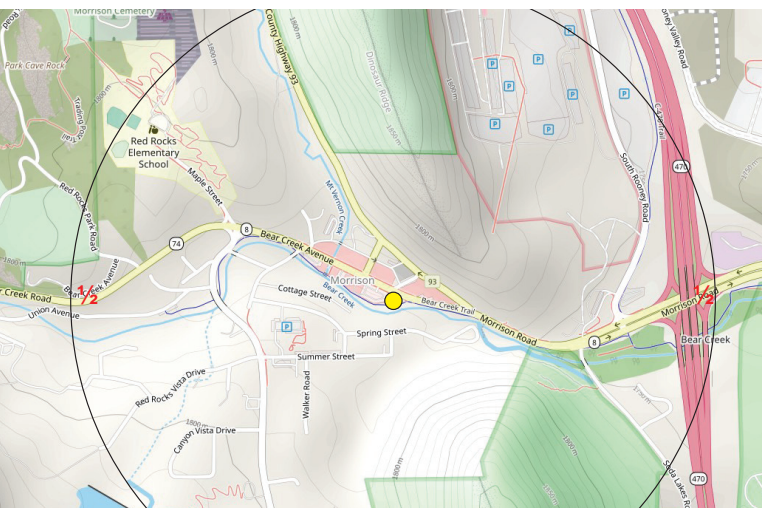
Unit B



Unit C



Unit D



### DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

721

18,055

93,874



Households

270

6,817

37,313



Median HH Income

\$137,500

\$144,148

\$107,596



Median Age

47.20

45.00

42.50



Traffic

12,713 vpd - Bear Creek Ave @ Market St. (2022)

Source: CoStar 2024

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.