

BENNETT HOMES & 460 E. COLFAX AVE

460 E. Colfax Avenue, Bennett, CO 80102



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**BENNETT
HOMES & 460
E. COLFAX AVE**

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BENNETT HOMES & 460 E. COLFAX AVE

PROPERTY INFORMATION

PURCHASE PRICE

\$2,735,000.00

PROPERTY ADDRESS

**460 E. Colfax Avenue
Bennett, CO 80102**

PROPERTY SIZE

16,020 Sq. Ft.

LAND SIZE

57,399.00 Sq. Ft.

460 E. Colfax Avenue
Bennett, CO 80102



PROPERTY OVERVIEW

Opportunity to own multiple income streams in the growing town of Bennett. The 13-unit manufactured home community is turnkey with all units manufactured 2017 to 2019, park-owned, rented, and included in the sale. Develop an additional income stream with 100 ft of frontage along Colfax Avenue with town of Bennett commercial mixed-use zoning.



460 E. Colfax Avenue, Bennett, CO 80102



PROPERTY DETAILS

Opportunity to own multiple income streams in the growing town of Bennett. The 13-unit manufactured home community is turnkey with newer Champion homes (2017 to 2019), park-owned, rented, and included in the sale. Each unit is separately metered for gas and electric. The park is served with city water and sewer, each unit having a sub meter system for individual water utility billing. The Champion manufactured homes are a spacious 1,150 sq ft, 2 bed/2 bath layout, with 2x6 exterior walls, smart siding, 50yr Malarkey Legacy shingles (2021), and a two-car driveway directly in front of each unit.

Develop an additional income stream with 100 ft of high visibility frontage along E. Colfax Avenue and Town of Bennett commercial mixed-use zoning. Reimagine the approximately 1,200 sq ft 1940's structure: perhaps future retail, or a convenient office for your growing enterprise. Invest in an area that has seen a 22% population increase from 2020 to 2023 within a 15-minute drive time of 460 Colfax Ave, Bennett, CO. (Data source via 2020 & 2023 U.S. Census Bureau data). Convenient location to Denver International Airport (Top 6 busiest airport in the world by 2024 passenger count), Colorado Air & Space Port & the adjacent Rocky Mountain Rail Park industrial development project.



PROPERTY PHOTOS



BENNETT HOMES & 460 E. COLFAX AVE

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PROPERTY PHOTOS

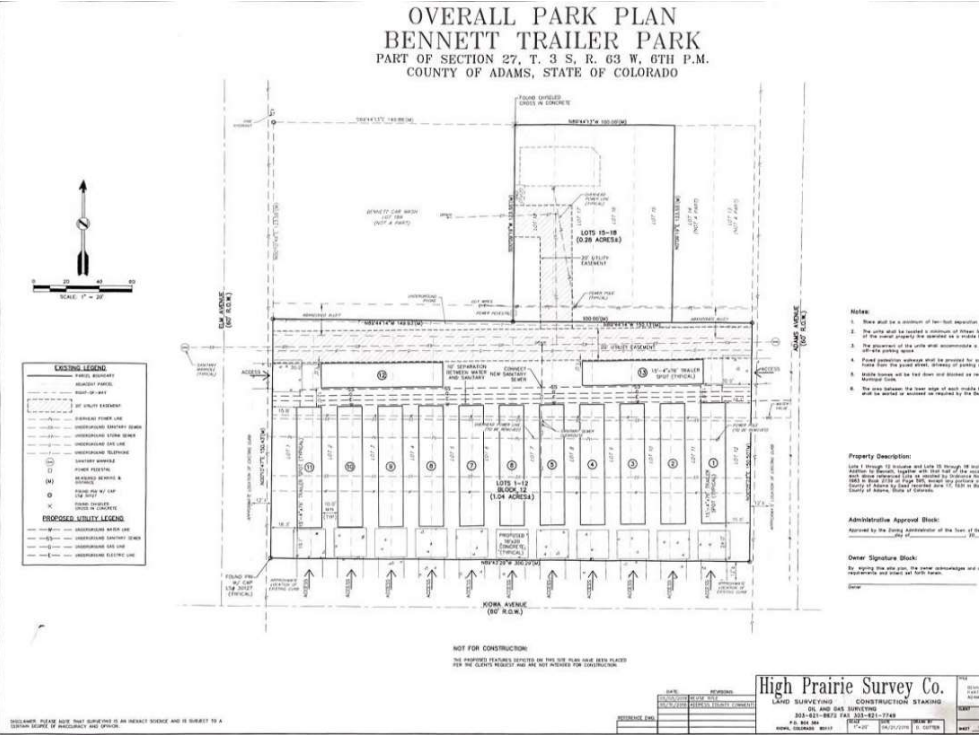


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PROPERTY PHOTOS



TOTAL: 1079 sq. ft.
FLOOR 1: 1079 sq. ft.

MEASUREMENTS ARE CALCULATED BY CURBCASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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PROPERTY PHOTOS



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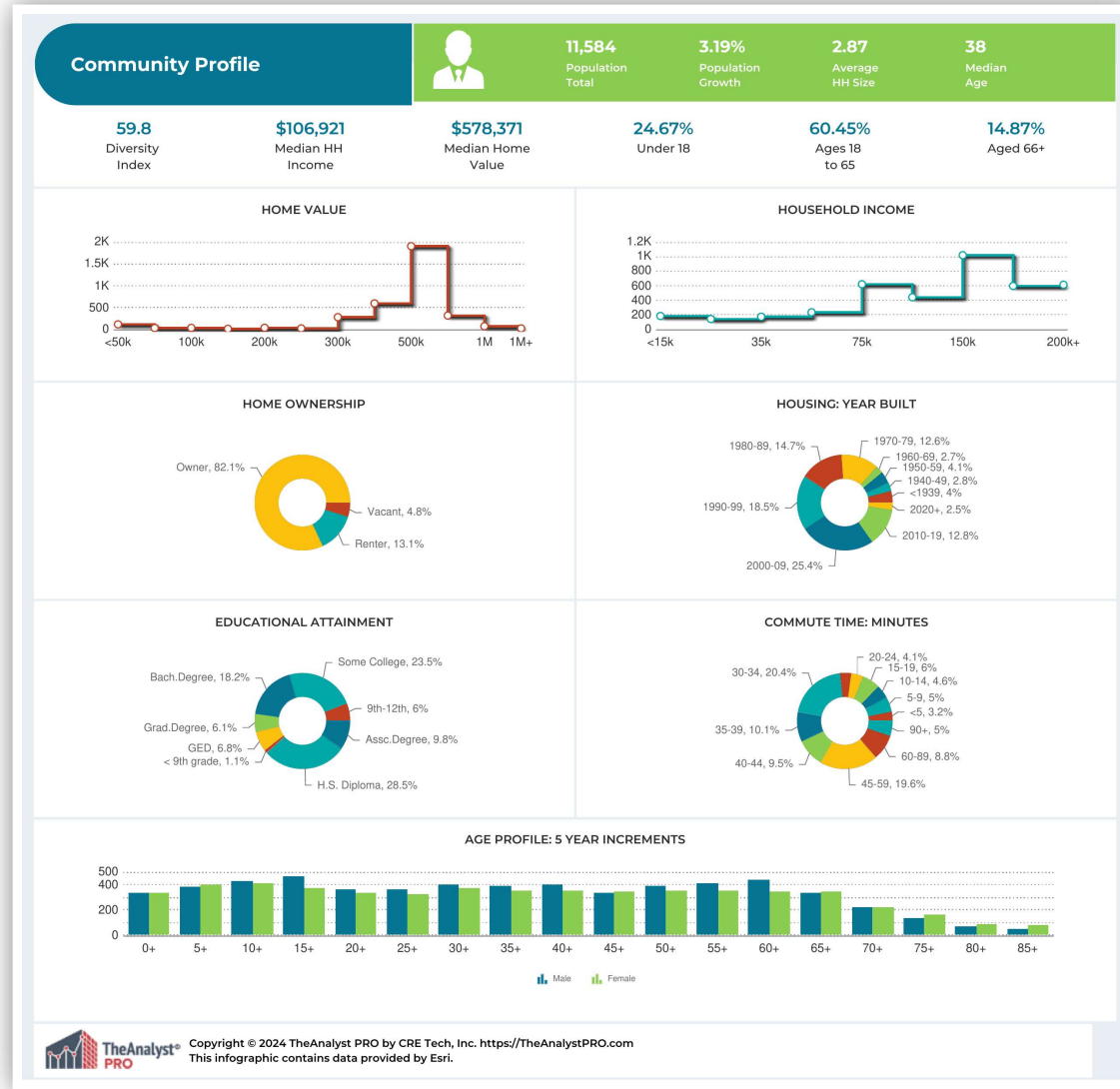


AREA LOCATION MAP



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INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)

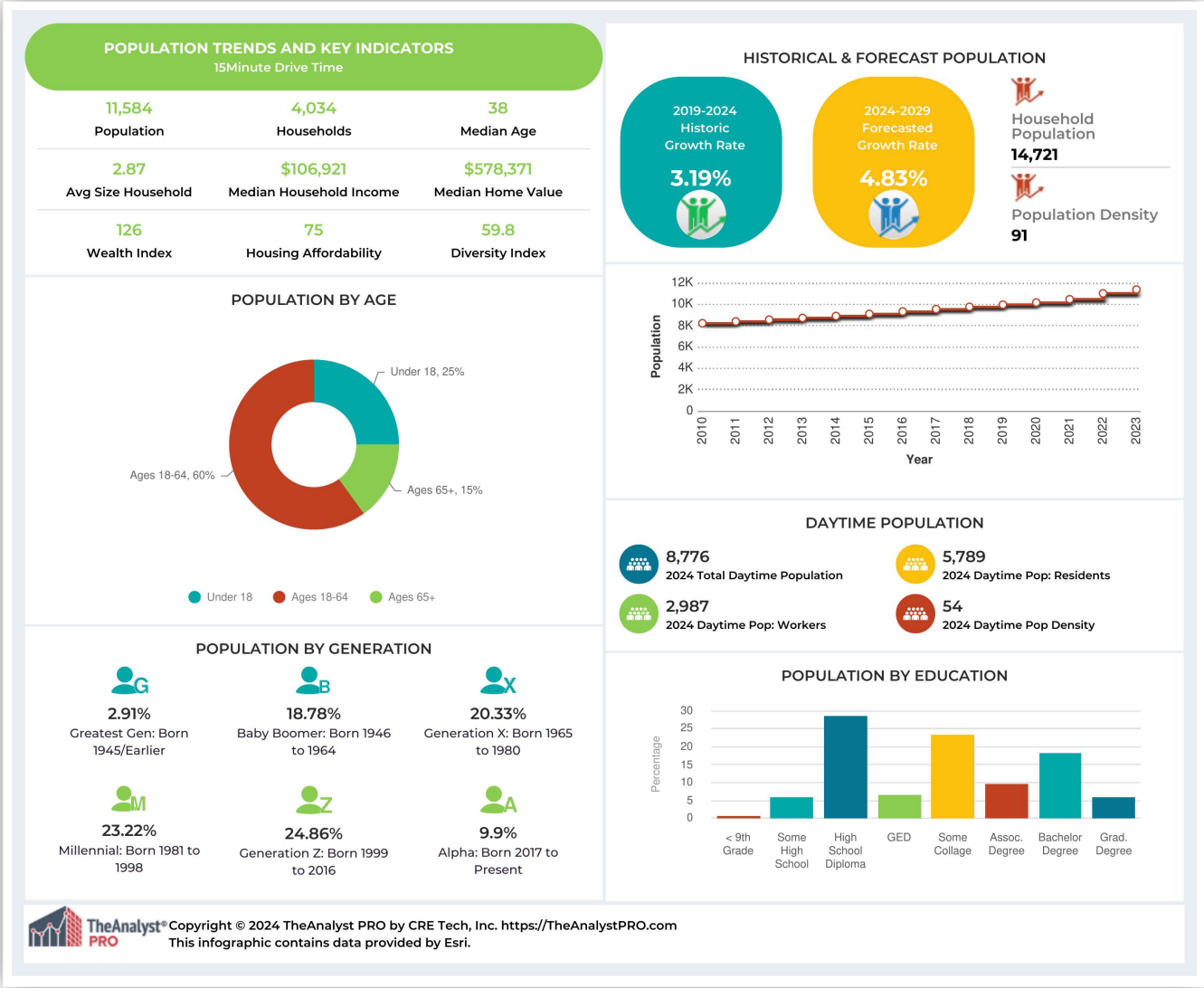


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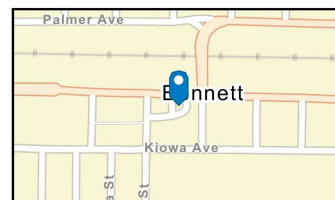
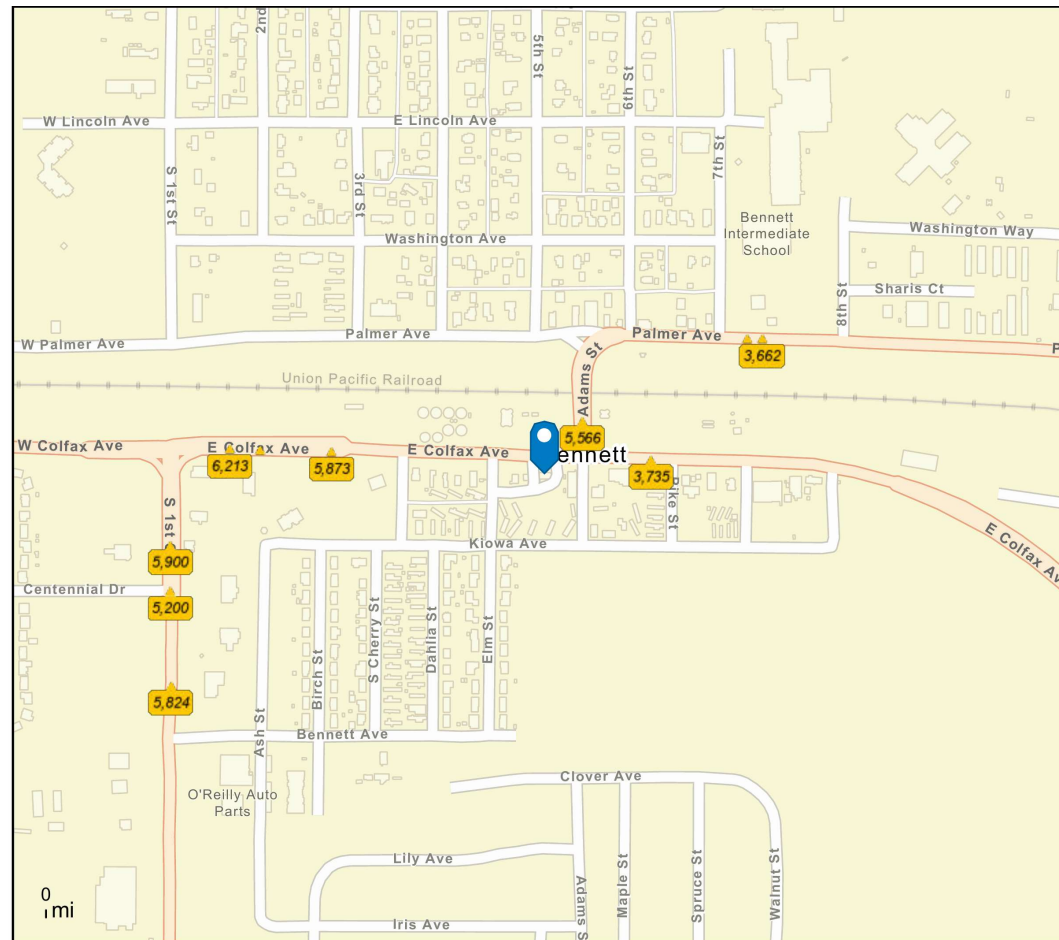
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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)

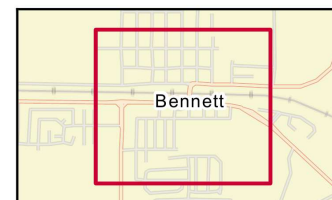


TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



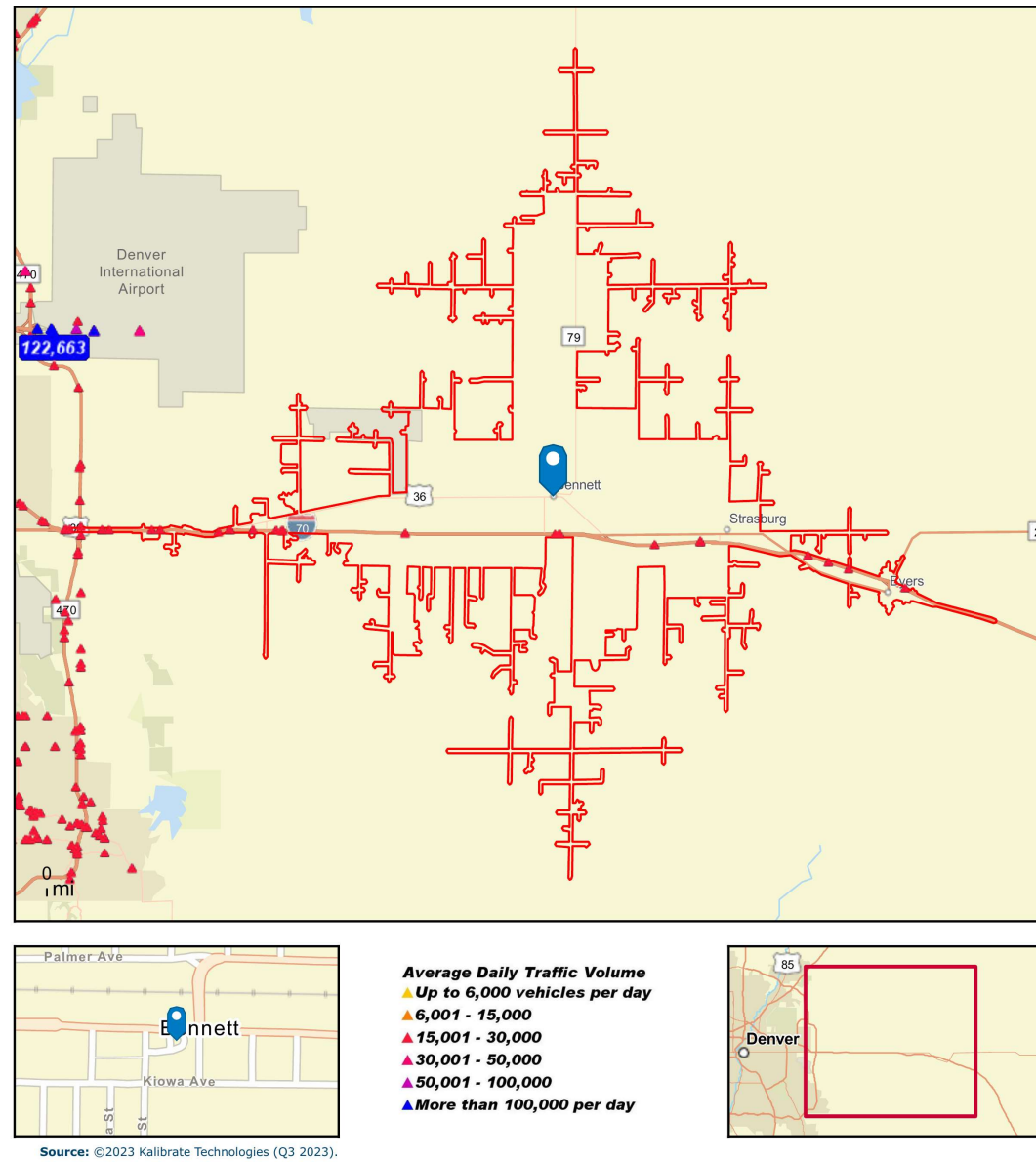
Source: ©2023 Kalibrate Technologies (Q3 2023).

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TRAFFIC COUNT - STUDY AREA (DRIVE TIME: 15 MINUTES)



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