COLDWELL BANKER RESIDENTIAL BROKERAGE

175 S Main Street
Brighton, CO 80601

COMMUNITY: Brighton

MLS # 2947613
PRICE $495,000








Single Family | 1792 SQFT | 4 Beds | 3 Baths | 0.19 Acre

PROPERTY DETAILS

Location! Rarely do opportunities like this come on the market for investors or business owners wanting rental income to offset their mortgage. This property has been beautifully updated while maintaining it's historic charm & details. The building features over 110k in recent updates. You will love the kitchens, bathrooms, wood and tile flooring, all restored to last another century! This property in its lifetime has been apartments, a medical office, antique shop, and a triplex. It is currently configured as 2-2 bedroom & 1-1-bedroom unit, providing instant income as well as the flexibility to do your own thing. The gross income is @ $54,120 W/8.1% cap rate! 1792 total sqft, mountain views, 5 off street parking spaces, newer sewer line & has a sprinkler system. This beautiful commercial building is located in one of the best locations in the old town Brighton. If you're wanting to open a business, this commercial Property is zoned mixed use (DT). So many options! Live and work or run a business and offset your mortgage with your rental income. The new buyer use or lease out space for a business, as office/retail, flower shop, insurance, law office, medical, hair salon etc. Make your dream a reality. DT zoning offers so many different types of commercial use! The building is situated in historic downtown Brighton. The seller is including architectural elevation and floor plans for an additional commercial lot and residential structure that was previously planned but not yet



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built on the back of this large lot, approved by the city in 2021. A new buyer will need to go through city review process for re-approval. Located at a 4-stop corner intersection, directly across from the Copper Rail bar and grill. lots of quiet steady traffic, great for business exposure, they can't miss your location! Walk 1/2 block to restaurants, shops, AMC theater and the bus terminal! Only 2.5 blocks to old town Brighton and highway access. Includes 1-year First American warranty



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