

# Golden Auto Lot For Sale

16650 S. Golden Rd., Golden, CO 80401



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## Opportunity Zone

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Aerial Photography by: [www.AerialDroneClick.com](http://www.AerialDroneClick.com)

### BUILDING INFORMATION

<b>Building Size:</b>	600± SF
<b>Lot Size:</b>	0.61± AC (26,505± SF)
<b>YOC:</b>	1966
<b>Parking:</b>	Space for 200 Cars
<b>Zoning:</b>	C-2 Jeffco
<b>Taxes:</b>	\$16,940.10 (2023 payable in 2024)

**Permitted Uses:** Medical Office, General Office, Day-Care, Pre-School, Nursery, Grocery Store, Gas Station, Auto Repair, Conv. Store, Restaurant, Fast Food Drive Through, Hotel, Motor Vehicle, Recreational and Trailer Sales, Mini-Storage and Warehouse (Check with Zoning for list of permitted uses)

### PROPERTY NARRATIVE

Located just one mile west of I-70 on the road into Golden, Colorado, this site was recently home to a used car dealership. At the time this site could accommodate 200± cars and averaged 50/60 sales per month. South Golden Rd. is one of two major arterials into Golden from the south and offers good traffic numbers. A recently constructed apartment development, called the GW Apartments, is located immediately to the east of the property, and provides stability to the area. Good access to I-70, Colfax Avenue, and W. 6th Ave. Additionally, the property is located in an opportunity zone.

**FOR SALE \$900,000**

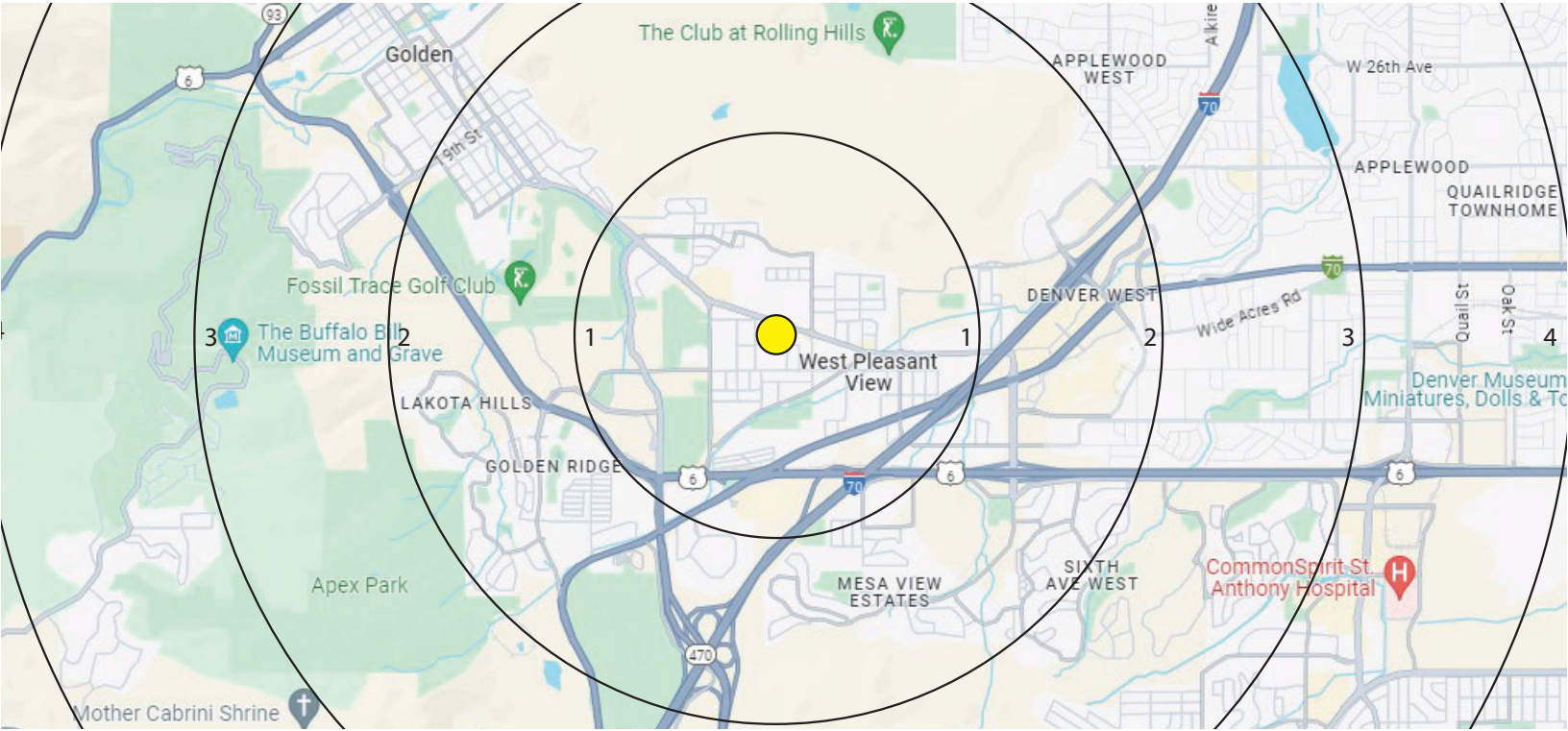
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**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
 Population	5,931	45,260	121,008
 Households	2,294	19,306	51,184
 Med. HH Income	\$80,085	\$82,664	\$91,628
 Median Age	39.10	39.40	41.40
 Traffic	14,908 vpd @ S. Golden Rd. at Rogers St.		