



Retail Investment Opportunity

311 Bear Creek Avenue, Morrison, CO 80465

For Sale: \$1,000,000



Do Not Contact Tenant Directly



PROPERTY INFORMATION

Building Size:	1,532± SF
Land Size:	2,893± SF
City/County:	Morrison / Jefferson
YOC:	1932
Taxes: (paid by Tenant)	\$11,976 (2023 pd. in 2024)
Parking:	Rear and Street
Cap Rate:	5.13% (Single Tenant / NNN)
Sales Price:	\$1,000,000

PROPERTY SUMMARY

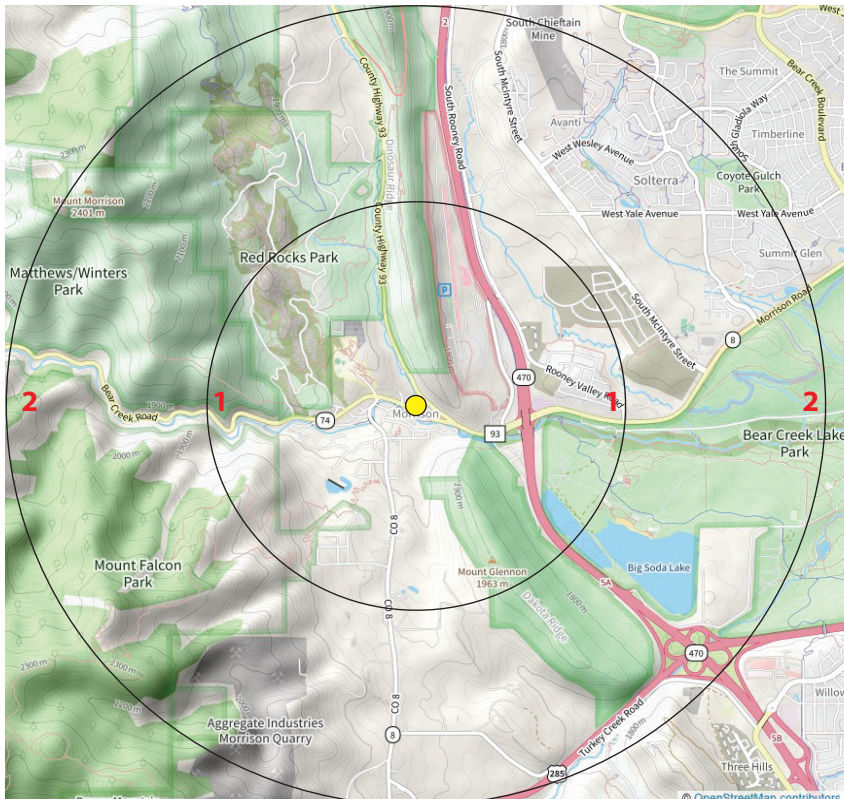
Located in the charming town of Morrison, this quality possible covered land investment is in the heart of the downtown district. Currenty operated as Sunshine Sensations, the store offers a wide variety of curios geared for the tourist market. The lease expires in February 2027 with no options. The tenant has a 15 day first right of refusal. With Net Operating Income of \$51,300, the property offers a 5.13% Cap Rate. The Landlord is responsible for roof and structure only. With ease of management, this could be an ideal investment as tenant pays expenses direct to vendor.

As this is an operational business, do not contact the tenant directly. All showings must be thru the listing brokers.

Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	723	17,153	91,542
Households	271	6,494	36,457
Median HH Income	\$137,916	\$145,421	\$107,640
Median Age	47.30	45.20	42.40
Traffic	9,460 vpd - Bear Creek Ave. @ Beckett Lane (2022)		

Source: CoStar