

# Morrison Liquor Store Development Site

505 Bear Creek Ave., Morrison, CO 80465



**For Sale: \$1,295,000** (\$80.96/SF/Land)

## BUILDING OVERVIEW

<b>Building SF:</b>	1,572± SF
<b>Lot Size:</b>	15,996± SF
<b>YOC:</b>	1885
<b>Zoning:</b>	Old Town Overlay District
<b>Parking Spaces:</b>	4
<b>Taxes:</b>	\$11,030.54

**Liquor License Included**

## PROPERTY HIGHLIGHTS

This quality 16,000 +/- SqFt development site offers a developer a quality location right on the busy main street of quaint Morrison, Colorado. Literally a block from the entrance to iconic Red Rocks Amphitheater, the property is currently occupied by a 1,572 SqFt structural brick building constructed in 1885. This building, a former liquor store, offers a double storefront, but is currently in gutted condition save for a recent furnace replacement. Uses by right in Morrison for historic downtown (HD) overlay zoning include Bar, brewery or distillery, Triplexes, Office, Small Retail or Restaurant. Conditional uses include Bed/Breakfast, Hotels, Large Retail, Medical or Daycare. For a quality hillside development site on busy Bear Creek Avenue, this is an excellent choice.

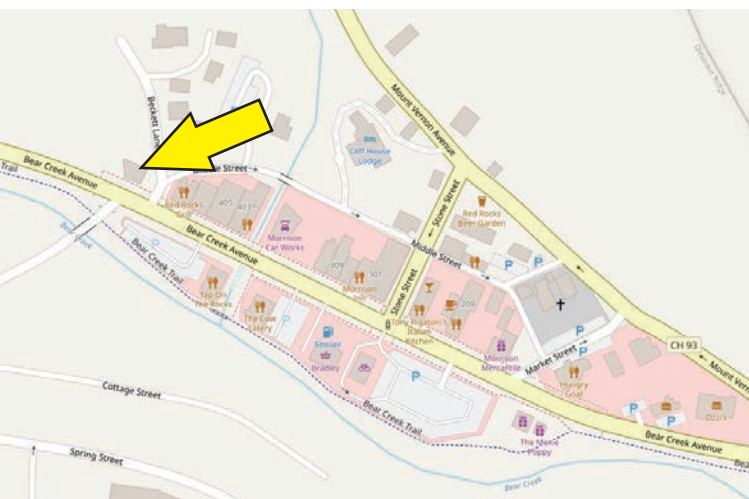
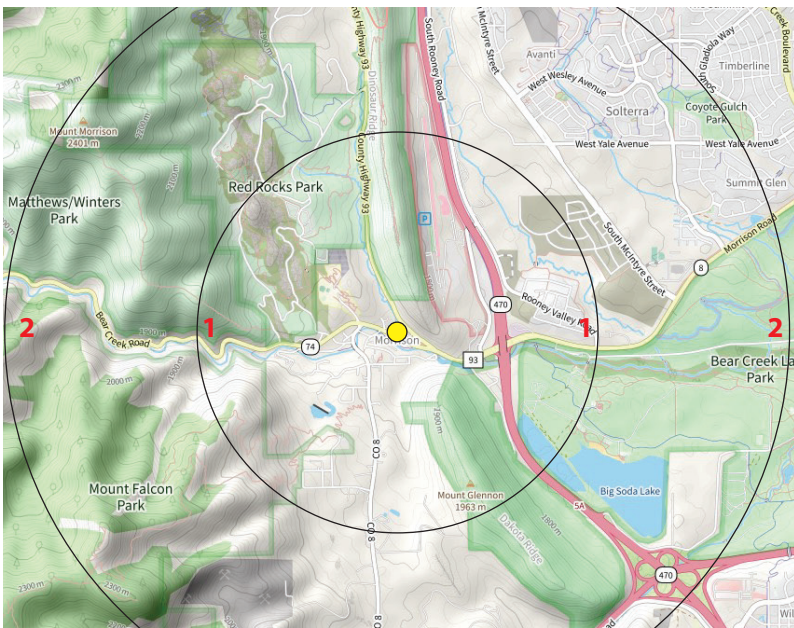









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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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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

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.