

# Morrison Development Site

505 Bear Creek Ave., Morrison, CO 80465



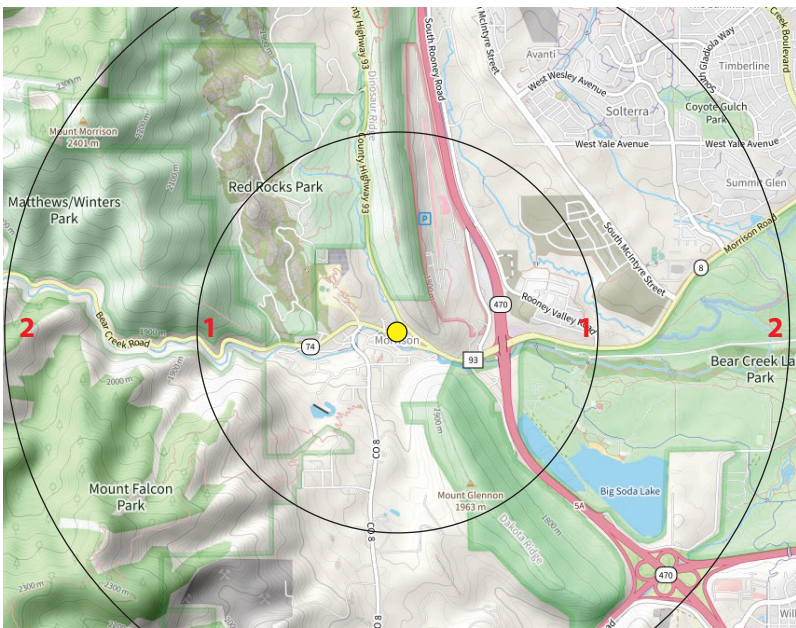
**For Sale: \$1,700,000** (\$106.28/SF/Land)

## BUILDING OVERVIEW

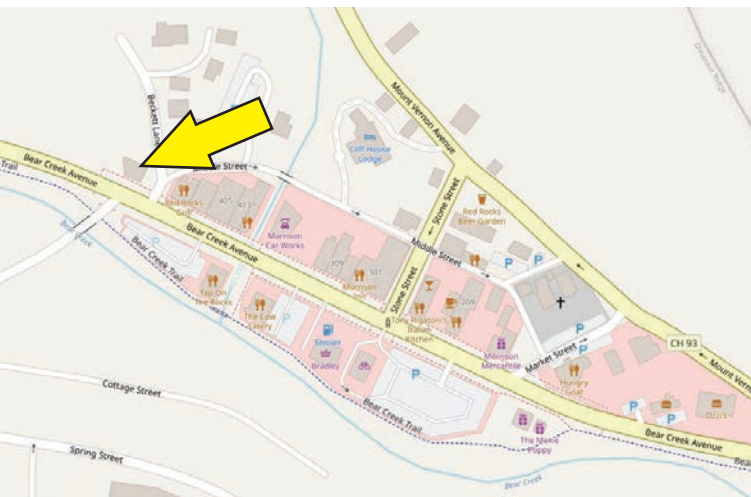
<b>Building SF:</b>	1,572± SF
<b>Lot Size:</b>	15,996± SF
<b>YOC:</b>	1885
<b>Zoning:</b>	Old Town Overlay District
<b>Parking Spaces:</b>	4
<b>Taxes:</b>	\$11,030.54

## 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.



Boundary lines are presented as a visual representation and may not be accurate. Consult legal description.



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