

Morrison Retail Opportunity

120 Bear Creek Ave., Morrison, CO



For Sale: \$875,000

DO NOT CONTACT TENANTS DIRECTLY



BUILDING OVERVIEW

Building SF:	1,864± SF (Assessor)
Lot Size:	0.126± AC (Parcel 1) 0.02± AC (Parcel 2)
Assessor Parcel ID:	40-354-07-001 40-354-07-002
YOC:	1884 (Ren. 1985, 1995, 2019)
Parking:	1 (In front of Unit D) Abundant Street Parking
Zoning:	HD (Historic Downtown)
Taxes:	\$18,631.40 (2024)
Price:	\$875,000

PROPERTY NARRATIVE

Located on the left side of the road as you enter the Town of Morrison sits this 2-parcel historic property. The property consists of two buildings and four individual units, which each are separately metered. The small building (Unit D) at the left of the property, has a lease until June 30, 2026, with rent of \$1,723.32 per month, plus expenses of \$33 per month. This unit does not have plumbing. The large building (Unit A, B & C) has a short-term tenant in Unit A. Both Units B & C are currently available. Unit C is a residential studio. The assessor shows the main building and detached structure (Unit D) as one item consisting of 1,864 SF.

Operational businesses - Do Not Contact Tenants.



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



Unit B



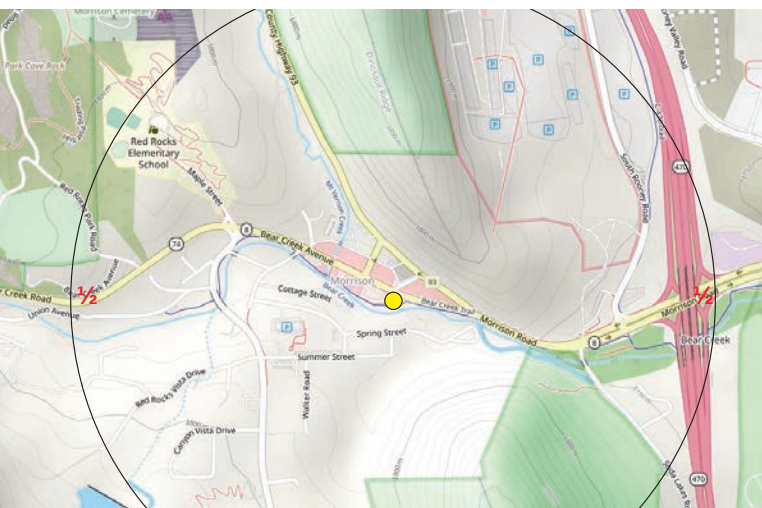
Unit B



Unit C



Unit D



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

721

18,055

93,874



Households

270

6,817

37,313



Median HH Income

\$137,500

\$144,148

\$107,596



Median Age

47.20

45.00