

# Morrison Retail Opportunity

120 Bear Creek Ave., Morrison, CO



**For Sale: \$1,050,000**

## BUILDING OVERVIEW

<b>Building SF:</b>	1,864± SF (Assessor)
<b>Lot Size:</b>	0.126± AC (Parcel 1) 0.02± AC (Parcel 2)
<b>Assessor Parcel ID:</b>	40-354-07-001 40-354-07-002
<b>YOC:</b>	1884 (Ren. 1985, 1995, 2019)
<b>Parking:</b>	1 (In front of Unit D) Abundant Street Parking
<b>Zoning:</b>	HD (Historic Downtown)
<b>Taxes:</b>	\$18,631.40 (2024)
<b>Price:</b>	\$1,050,000

## PROPERTY NARRATIVE

Located on the left side of the road as you enter the Town of Morrison sits this 2-parcel historic property. Consisting of two buildings and four individual units, there are currently two short-term retail tenants. Unit D, the small building at left, has a lease until June 30, 2026 with rent of \$1,723.32 per month, plus expenses of \$33 per month. (tenant pays elec., trash, cable/internet) Unit D has no plumbing. The tenant in Units A & B will be vacating shortly. Unit C, the residential component, is currently available. The assessor shows the main building and detached structure (Unit D) as one item consisting of 1,864 SF. All units are separately metered.

Operational Businesses - Do Not Contact Tenants



Unit B



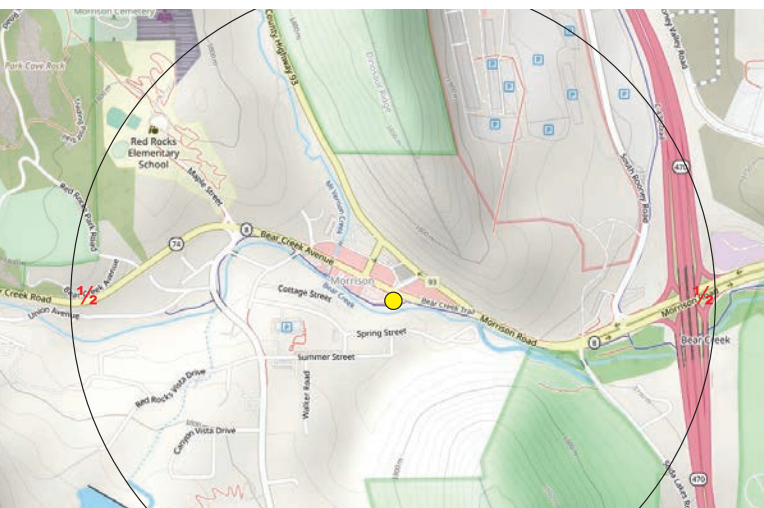
Unit B



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	42.50
Traffic	12,713 vpd - Bear Creek Ave @ Market St. (2022)		

Source: CoStar 2024