

CASTLE ROCK INVESTMENT OPPORTUNITY!!

REALTY**ONE**GROUP
PREMIER
COMMERCIAL

807 N. Wilcox St.

FOR SALE \$2,195,000



COUNTY: DOUGLAS
5,407 TOTAL SF
3,374 SF Retail
Space 2,033 SF 7-Unit
Motel

EASY ACCESS TO I-25 WITH
PROPOSED UPDATED EXIT
CURRENT INCOME-PRODUCING
GREAT REDEVELOPMENT
OPPORTUNITY!

Jeff Samuelson
Commercial Real Estate Agent
303.522.8277

RETAIL / MOTEL COMBO

EASY ACCESS TO I-25 and Visible from both directions on I-25!
Great Redevelopment Opportunity with possible TIF Redevelopment Funding!



7-Unit Motel Updated in 2017



Consignment Store / Motel provide a great income stream in the pre-development stage!



Mixed use property on .42 acres includes a retail store (3,374 sf) built in 1984 and a 7-unit Motel (2,033 sf) built in 1923 with extensive updates in 2017.

The greenhouse space (1,732 sf) added to the store in 1996 and currently being used as a display area, is not subject to property taxes!



OFFER PRICE: \$2,195,000
CALL 303-522-8277 FOR FULL LISTING INFORMATION

