



301 4TH ST.

FREDERICK CO 80530



PROPERTY INFO

- **Charming** Downtown Property with Proven Income Potential
- **Renovated** Main Home + Fully Permitted ADU | Offered Fully Furnished
- **Walkable** location. Turnkey setup. Flexible living or investment opportunity.

PROPERTY OVERVIEW

This unique downtown Frederick property offers a rare blend of historic charm, modern updates, and income-producing potential. The property includes a beautifully renovated 3-bedroom main residence and a fully permitted 1-bedroom accessory dwelling unit (ADU), creating flexibility for homeowners, investors, or multigenerational living.

Since ownership, the property has been successfully operated as a full-time short-term rental, demonstrating strong income potential and offering a true turnkey opportunity for the next owner.

KEY HIGHLIGHTS

- Renovated 3-bedroom main home with modern finishes
- Detached 500+ sq. ft. 1-bedroom ADU with full kitchen + laundry
- Proven short-term rental performance (main home)
- Offered fully furnished for a seamless transition
- Fully fenced yard with outdoor living potential
- Walkable to downtown Frederick amenities
- Convenient access to I-25 for commuting to Denver & Boulder

MAIN RESIDENCE

The main home blends warmth and functionality with thoughtful updates throughout:

- Open and inviting layout with high ceilings
- Butcher block countertops and updated kitchen finishes
- Real wood flooring in main living areas
- Updated bathrooms with modern tile and fixtures
- Dedicated laundry and ample storage

Designed to feel both comfortable and stylish, the home works equally well as a primary residence or continued short-term rental.

ACCESSORY DWELLING UNIT (ADU)

- The detached ADU offers a fully independent living space:
- Private 1-bedroom layout
- Full kitchen and living area
- In-unit washer and dryer
- Separate entrance and outdoor space
- Ideal for:
- Rental income (short-term or long-term)
- Guest accommodations
- In-law or multigenerational living

OUTDOOR & PROPERTY FEATURES

- Spacious, fully fenced yard
- Covered front porch for relaxing or entertaining
- Off-street parking plus ample street parking
- Storage shed for additional functionality

The outdoor space offers flexibility for entertaining, gardening, or future enhancements.

LOCATION

- Located in the heart of Frederick:
- Walk to downtown shops, restaurants, and local favorites
- Minutes to parks, trails, and recreation
- Easy access to I-25 for commuting to Denver, Boulder, and surrounding areas
- Close proximity to schools and everyday amenities
- Frederick continues to grow as a desirable Front Range community, offering a small-town feel with convenient regional access.

INVESTMENT OPPORTUNITY

- Proven short-term rental history
- Flexible use: primary residence, house hack, or full investment
- Turnkey setup with furnishings included
- Strong appeal for both long-term and short-term renters
- This property presents a rare opportunity to combine lifestyle and income potential in one asset.

FREDERICK

Frederick is a vibrant and growing community located along Colorado's Front Range, offering a unique blend of small-town charm and convenient access to major metro areas. Positioned just east and west of I-25 and along Highway 52, the town provides an easy commute to Denver, Boulder, and surrounding employment centers.

With a population of over 14,000 residents, Frederick serves as a central hub within the Carbon Valley region, connecting nearby communities including Firestone, Dacono, Mead, and Erie. Residents enjoy close proximity to a wide range of attractions, amenities, and outdoor recreation—all within a short drive.

The area is known for its scenic views of the Rocky Mountains, along with an abundance of parks, trails, and open space. A strong sense of community, quality schools, and local events contribute to Frederick's welcoming and livable environment.

As one of Colorado's fastest-growing communities, Frederick continues to evolve while maintaining the small-town feel and rich character that make it a desirable place to call home.

UTILITIES & INTERNET

- **Electric**
 - United Power
 - 303-637-1300
 - www.unitedpower.com
- **Gas**
 - Black Hills Energy
 - 888-242-3969
 - www.blackhillsenergy.com
- **Water**
 - Town of Frederick
 - 720-382-5500
 - www.frederickco.gov
- **Trash & Recycling**
 - Town of Frederick
 - 720-382-5500
- **Mail**
 - P.O Box across the street
- **Internet**
 - Xfinity