

FOR SALE
\$310,000

879 BRICKYARD CIRCLE, B14

Golden, CO 80403



BUILDING SF

1,200 SF



TAXES

\$4,153



YEAR BUILT

2004

PROPERTY HIGHLIGHTS

- Rare self-storage condo for sale in Golden
- Recent updates include epoxy floor, florescent lights, security system, and more
- Excellent location in Golden that is close to US-6 to get into the mountains
- Association dues are \$571.73/month



ZONING

PUD



CLEAR HEIGHT

21 FT



LOADING DOORS

1 DI | 0 DH

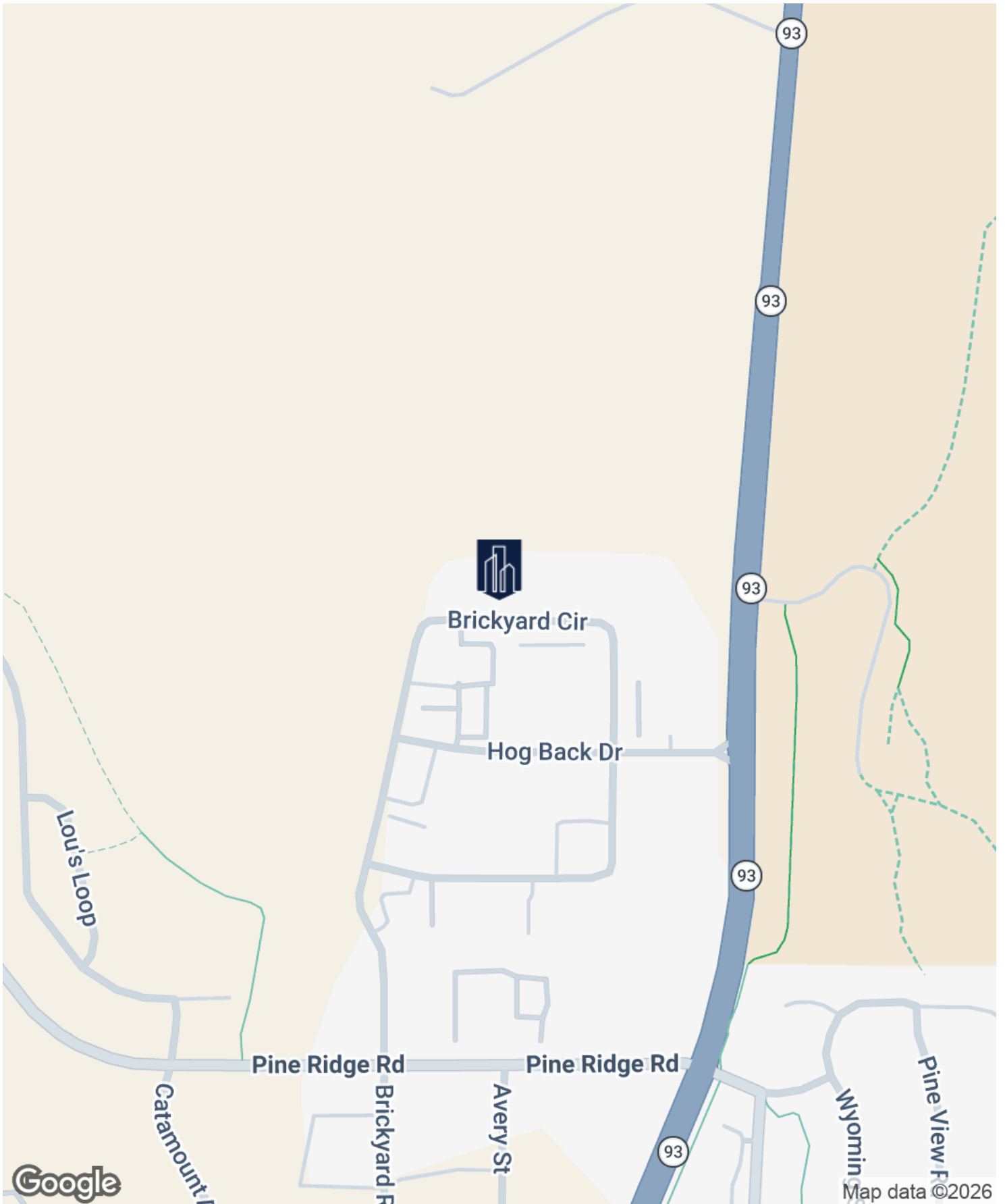
PROPERTY DESCRIPTION

Introducing a rare industrial/self-storage condo for sale in Golden at 879 Brickyard Circle, B14. This 1,200 SF unit is perfect for personal storage or your small business with enough space for a few vehicles inside. The property has epoxy covered floors, ceiling height over 21 feet, new florescent lighting, updated duplex receptacles, and a security system. These self-storage condos don't come on the market very often so reach out to the listing broker today for a showing!

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



LOCATION MAP



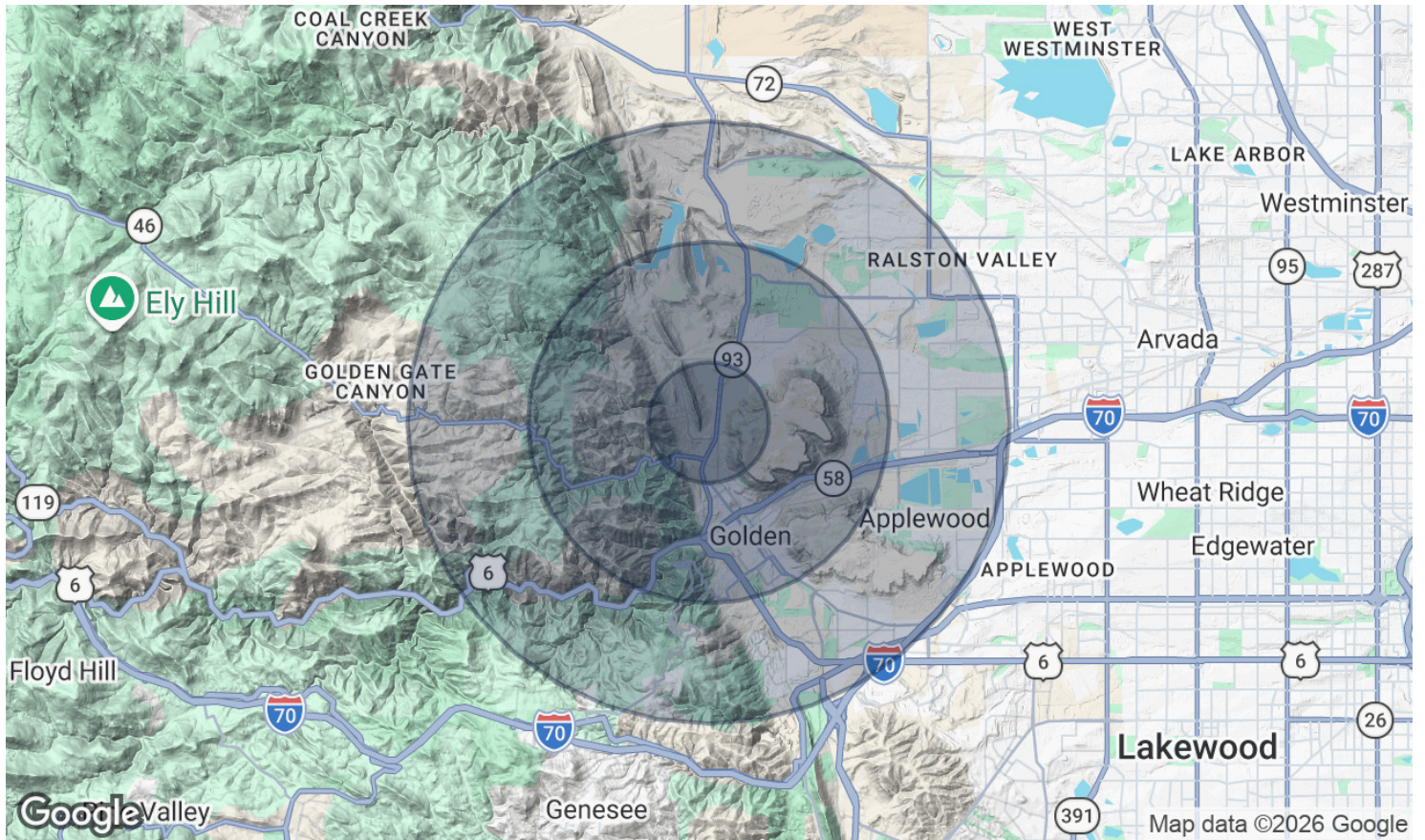
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,864 | 17,988 | 56,164 |
| Average Age | 48.4 | 38.4 | 41.4 |
| Average Age (Male) | 49.4 | 37.1 | 40.5 |
| Average Age (Female) | 43.9 | 38.8 | 41.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 798 | 6,742 | 21,576 |
| # of Persons per HH | 2.3 | 2.7 | 2.6 |
| Average HH Income | \$231,571 | \$182,830 | \$172,624 |
| Average House Value | \$932,508 | \$823,490 | \$776,535 |

2023 American Community Survey (ACS)