

Address: **17218 Highway 119**
Black Hawk, CO 80422

Market: **Mountains / - -**
 County: **Gilpin**
 Bldg Size: **3,352 SF**
 Status: **Existing**
 Available SF: **3,352**
 Asking Rent/SF: **- - -**
 Sale Price: **\$769,000**
 Price/SF: **\$229.42**



Details

Property Type: **Ret / General**
 Year Built: **2013**
 # of Anchors:
 Traffic Count (Pri.):
 Traffic Count (Sec.):
 Land Area: **3.43 Acres**
 Land SF: **149,411 SF**

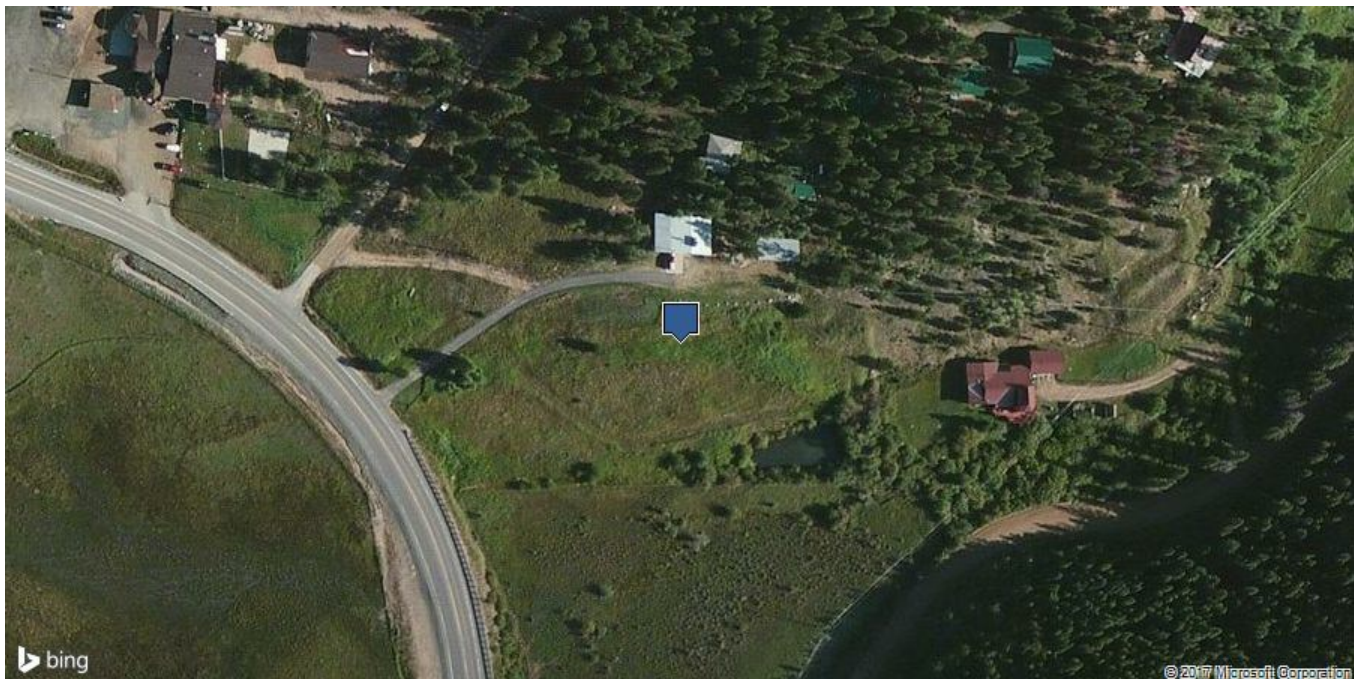
Construction Type: **Wood Frame**
 Zoning Class: **Commercial**
 Zoning Code: **C-3 PUD**
 Percent Leased: **100%**
 Operating Exp/SF: **- -**
 Min Divisible: **- -**

Recorded Owner:
 Listing Company: **Black Hawk Real Estate**
 Listing Agent: **Jerry Baker / (303) 881-3953**

Major Tenant 1:
 Major Tenant 2:

Parcel Number: **171108306234**
 Parking: **16 Spaces available; 4.77/1,000 Ratio**

Aerial Map



17218 Highway 119

Black Hawk, CO 80422 | Gilpin County | Mountains Market

3,352 SF Retail - General Bldg with 3,352 SF

For Sale at \$769,000 (\$229.42 PSF)



Need immediate buyer for state highway retail center. Complete turnkey business opportunity. Three (3) fully leased units, & FF&E. Busy State Highway 119 location retail center including liquor store, hair salon, tanning salon, pizza take & bake. Retail zoning for drive-thru. C-3 PUD. A 4th retail unit will be available for lease. 3.43 acres with generous development land available for new retail pads. Bonus-HUGE rear storage building and huge walkout tenant deck. Recent 2013 new construction. Live/Work opportunity. F/S building with two parking lots. Highway frontage/visibility.

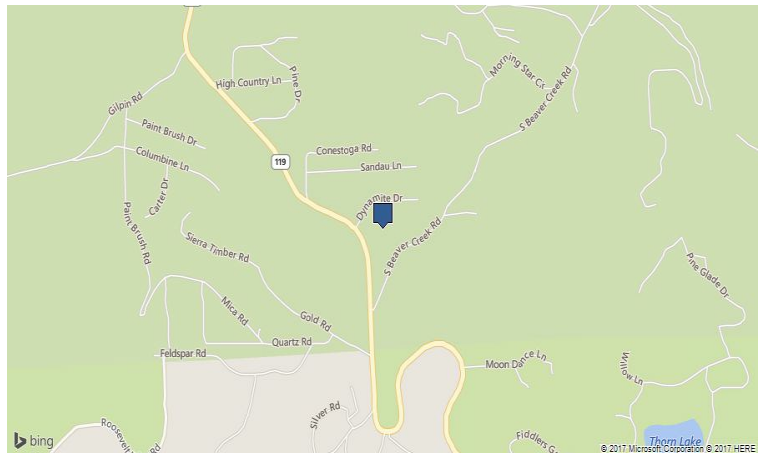
Property Type: **Ret**
Building Size: **3,352**
Year Built: **2013**
Land Area: **3.43 Ac.**
Parking Ratio: **4.77 /1000 SF**

Total Available: **3,352 SF**
Asking Rate: **--**
Sale Price: **\$769,000**

Parking Spaces: **16**
of Anchors:
Traffic Count (Pri):
Traffic Count (Sec):
Major Tenants:
% Occupied: **100%**

Zoning Class: **Commercial**
Zoning Code: **C-3 PUD**
Land SF: **149,411 SF**
Parking Spaces: **16**
Tenancy: **Multi-Tenant**
Cross Streets: **SE/Dynamite Dr/Highway 119**
Parcel Number: **171108306234**

Sales Rep: **Black Hawk Real Estate / Jerry Baker (303) 881-3953**



Recorded Owner:

17218 Highway 119

Black Hawk, CO 80422 | Gilpin County | Mountains Market

3,352 SF Retail - General Bldg with 3,352 SF

For Sale at \$769,000 (\$229.42 PSF)

Image Catalog

Building Photo



Building Signage



Building Photo



Building Comments

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