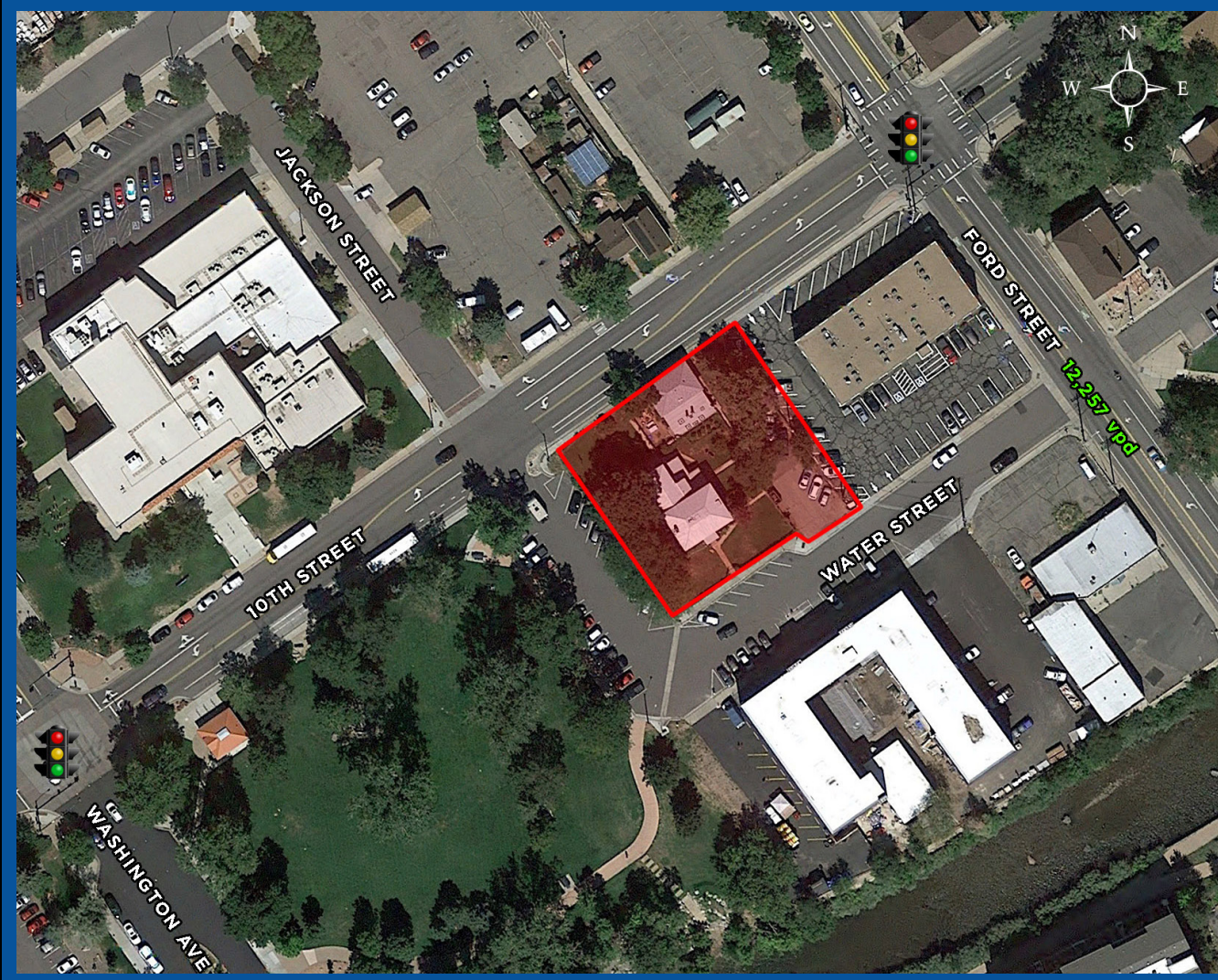


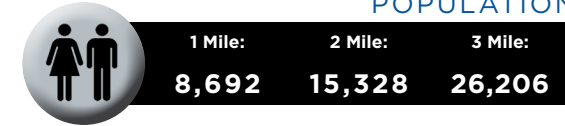
DOWNTOWN GOLDEN DEVELOPMENT SITE

622 Water Street, Golden, Colorado 80401

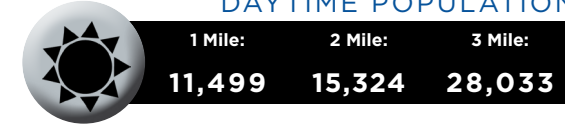


DEMOGRAPHICS

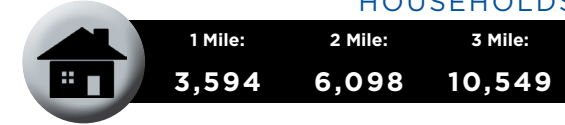
POPULATION



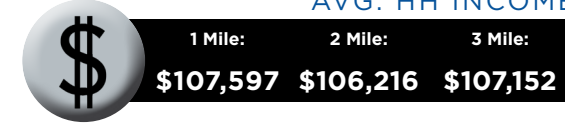
DAYTIME POPULATION



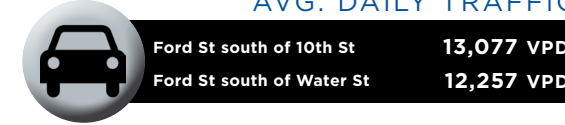
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



For more information, contact:

Scott Crosbie

303 881 2211

scrosbie@creginc.com

Forrest Hunt

303 597 6500

fhunt@creginc.com

PROPERTY OVERVIEW:

- **Land:** 22,045 SF | **Residential Bldg:** 3,292 SF | **Carriage House:** 2,046 SF
- Rare ½ acre land assemblage
- Includes current residential income - estimated at \$6,500 per month gross (6 units)
- **Current zoning:** C-2 General Commercial
- Adjacent to Historic Parfet Park

CROSBIE
REAL ESTATE
GROUP

2795 SPEER BLVD #10

DENVER, CO 80211

303.398.2111

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DOWNTOWN GOLDEN DEVELOPMENT SITE

622 Water Street, Golden, Colorado 80401



MillerCoors
1,650 EMPLOYEES

DOWNTOWN GOLDEN

COLORADO SCHOOL OF MINES
6,268 Students



DOWNTOWN GOLDEN DEVELOPMENT SITE

622 Water Street, Golden, Colorado 80401



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

Scott Crosbie
303 881 2211
scrosbie@creginc.com

Forrest Hunt
303 597 6500
fhunt@creginc.com

