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Broker

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6400 S Fiddlers Green Cr
#100
Greenwood Village, CO
80111 Office: 720-515-1802

10550 Highway 73 | Conifer | CO | 80433-8536



To Tour This Home
Text the Word "Show" to
720-515-1802



[\$1,000,000]

For Sale



4 bedrooms | 3 & 2 half baths

Call or Text SHOW to 720-515-1802 to Arrange a Tour or to Learn More. ReMax Masters Millennium is pleased to present a Multi-Family Mix Use Building and Development Site with one multi-family building and ample surrounding space for additional structures.???? The rolling 8.5 Acre property with great views is nestled along County Hwy 73 and adjacent to Conifer High School in Central Conifer, Colorado.???? Ready for re-zoning it's an ideal site for a developer desiring to expand or to invest as an income property.???? Suggested county use is residential, light industrial and office. Beneficial tenant opportunity where residents could work directly out of home. Currently configured with 2 existing upper level apartments. Main and lower levels can be converted as needed; ideal for office, retail, large shop and storage area. ?????Located in the recommended Conifer Activity/Village Center and a short commute to Denver and Evergreen. Short drive, walk and biking distances to shopping and dining.

This a great opportunity for an owner user or value add investor, priced at just \$148 per square foot.???? Currently 25% occupied and operating at below market rents, an investor can create value through lease up and increasing rental rates or an owner user can grow their business by moving into existing vacant areas.???? Stabilization is very achievable with month-to-month or year-to-year leases.???? Vacant suites are easily convertible to multi-family apartments, office space or retail. Add value by reconfiguring existing finished and unfinished square footage and add additional buildings.???? Currently zoned Agricultural.???? Ideal location! Only 6 minutes to 3 Open Space Parks and 11 to State Park. Downtown Denver and Denver International Airport are respectively



Equal Housing. Information believed to be accurate but is not guaranteed

<http://10550highway73.2seeit.com>