

GOLDEN FOSSIL POINT UNIT #104

615 24TH ST #104, GOLDEN, CO 80401



PROPERTY DESCRIPTION

PREMIUM RESIDENTIAL or COMMERCIAL CONDOMINIUMS centrally located in the Heart of Golden with Exceptional Views and Elegant Upgrades. Six units presently designated for Commercial use on main floor are all finished to residential space and are fully furnished & AVAILABLE. This is presently finished to a 2-bedroom residential suite but is designated for commercial use as desired within Golden's CMU zone. Various sized fully furnished, turnkey units built in 2018 by local Golden builder offer short term rental investment potential that is rarely permitted on the Front Range. Each unit is accentuated with LVP Flooring, Stainless Steel appliance package, full size washer/dryer, and move in ready furnishings and décor. You will find high efficiency features at every turn, including solar, hot water heating systems, high grade insulation, and privacy wall designs. Each unit will have a reserved parking spot in the attached lot and the HOA will keep your maintenance low. At a prime location in downtown Golden, Mines campus and other businesses are at close proximity. Inquire to learn about income potential for short- or long-term rental usage when you are away. Pictures reflect similar design and furnishings that each unit offers; five first floor units still available for sale. Note that you are 20 minutes from downtown Denver, have quick access to Boulder, and convenient public transport with an RTD station a mile away. Please find more Builder features and learn about the benefits of owning at Fossil Point at www.rem.ax/GFP

Units Available

Unit 101 - 931 SQFT priced at \$724,000
 Unit 103 - 840 SQFT priced at \$650,00
 Unit 104 - 912 SQFT priced at \$700,000
 Unit 105 - 856 SQFT priced at \$660,000
 Unit 206 - 661 SQFT priced at \$515,000

OFFERING SUMMARY

Sale Price:	\$700,000
Number of Units:	1
Lot Size:	39,693 SF
Building Size:	25,366 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	588	1,678	4,504
Total Population	1,844	5,721	12,710
Average HH Income	\$92,110	\$95,452	\$96,111



COMMERCIAL ALLIANCE
 Each office independently owned and operated

5440 Ward Road | Suite 260
 Arvada, CO 80002

303.756.4747

COLORADOCOMMERCIALBROKERS.COM

DOUG JENNINGS

President

720.434.6637

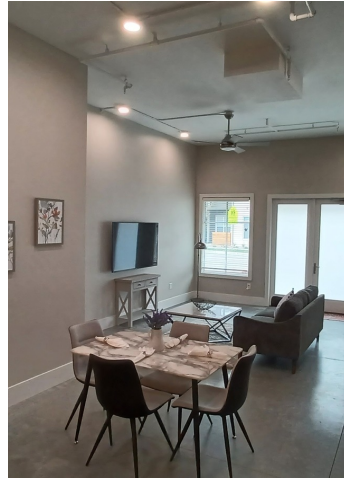
dougjennings@remax.net

FOR SALE

ADDITIONAL PHOTOS

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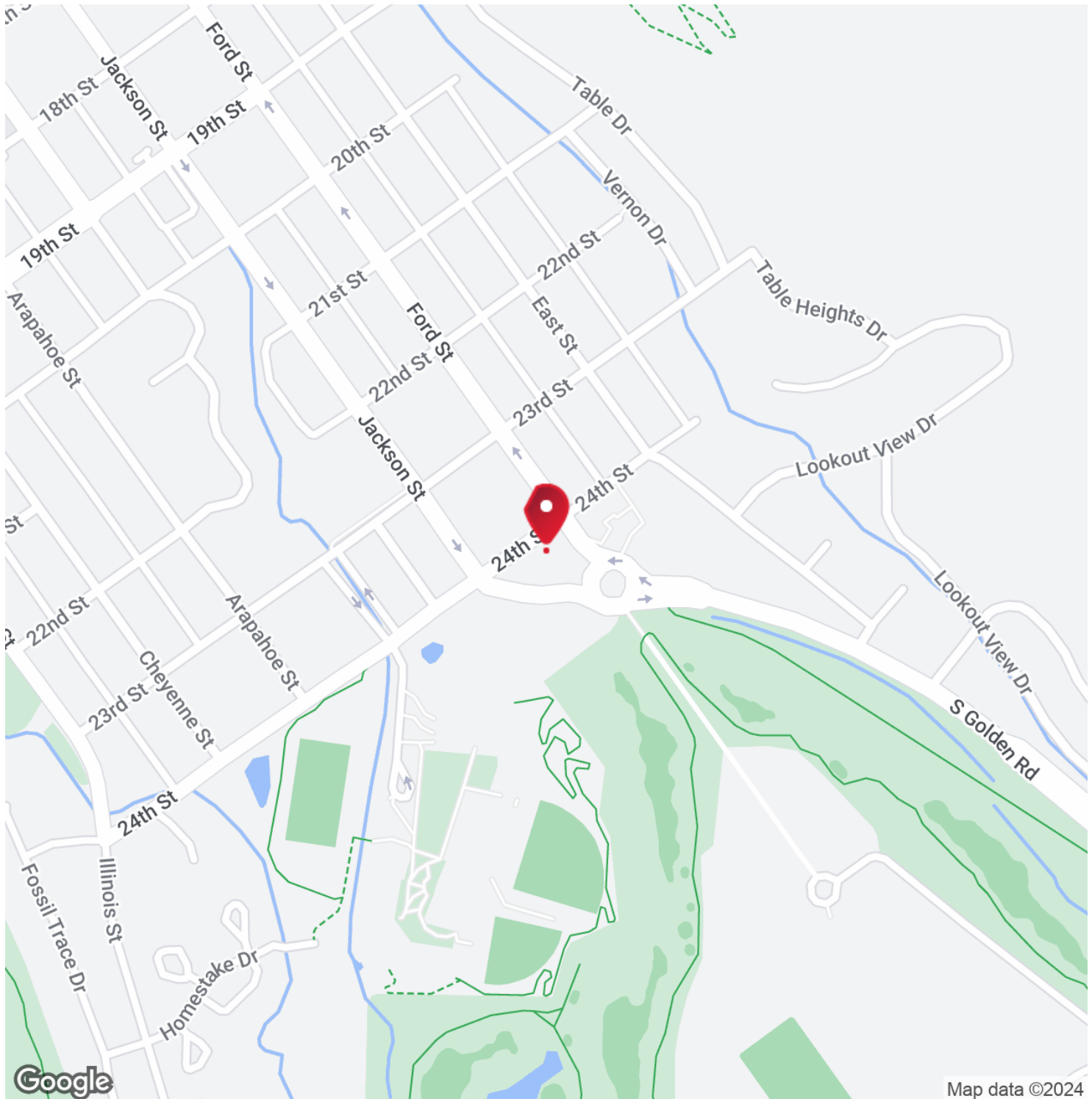
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OFFICE BUILDING

LOCATION MAP

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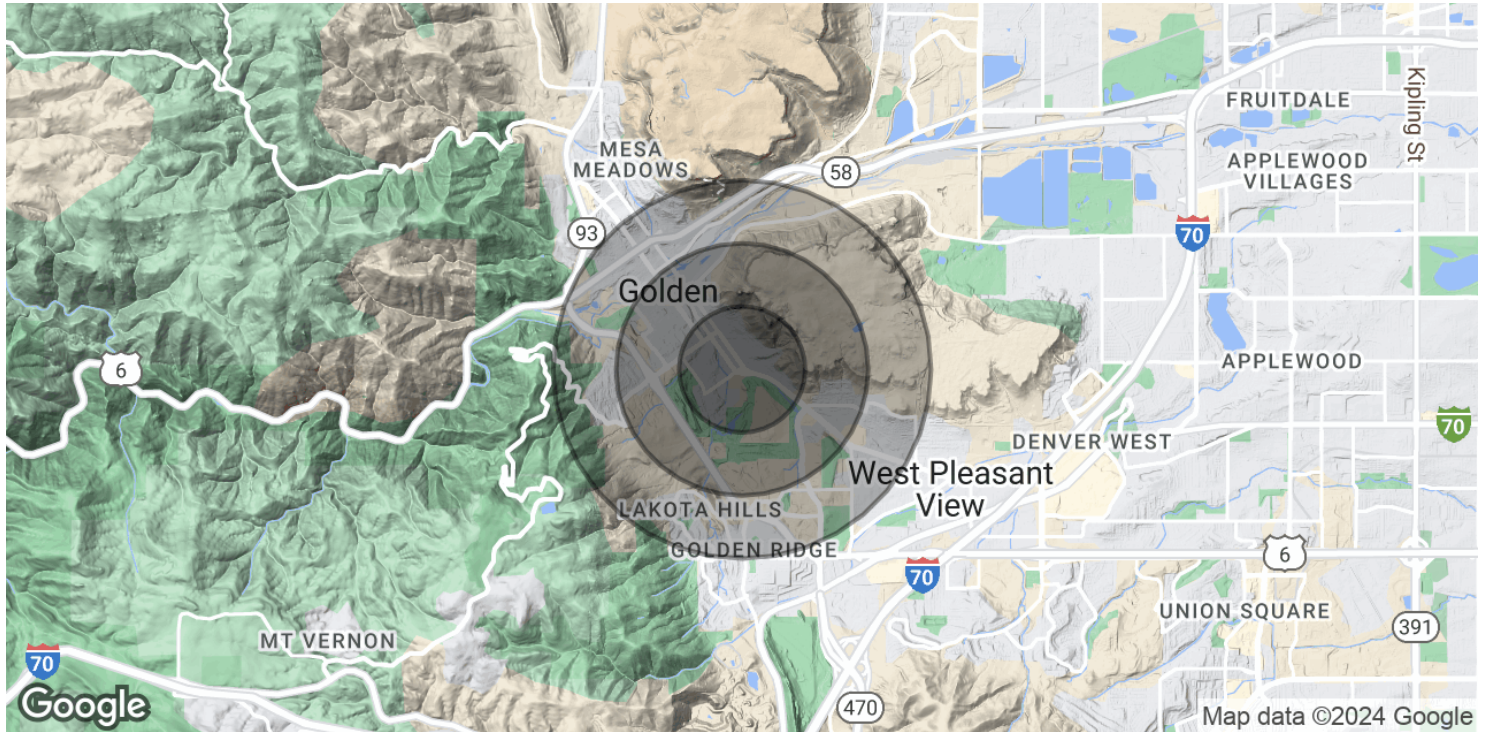
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,844	5,721	12,710
Average Age	33.8	32.0	33.4
Average Age (Male)	31.3	30.9	32.3
Average Age (Female)	47.1	36.8	38.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	588	1,678	4,504
# of Persons per HH	3.1	3.4	2.8
Average HH Income	\$92,110	\$95,452	\$96,111
Average House Value	\$557,582	\$541,520	\$442,419

* Demographic data derived from 2020 ACS - US Census



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