

FOR SALE | LIVE / WORK OPPORTUNITY

\$649,000

11994 Us Highway 285, Conifer, CO 80433



11994 S Hwy 285, Conifer, CO 80433

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Mountain Views



OFFERING SUMMARY

Sale Price:	\$649,000
Year Built:	1958
Building Size:	1,605 SF
Zoning:	C1
Market:	Denver Foothills
Submarket:	Conifer

PROPERTY OVERVIEW

This property is perfect ! You won't find anything like it. House and garage with 1.5 commercial acres right on Hwy 285.

- High Country Views
- Approximately 350 feet of US hwy 285 frontage road
- Commercial & domestic well
- Commercial septic system
- 8 foot by 16 foot lighted billboard sign
- New furnace, well pump and system, newer roof in excellent shape
- Plenty of level parking area
- Unattached Garage
- 3 bed / 2 bath
- Level site

LOCATION OVERVIEW

- Access from CO HWY 285 & Richmond Hill Road
- Close to large grocery chain, restaurants and shopping.
- 30 miles to downtown Denver.

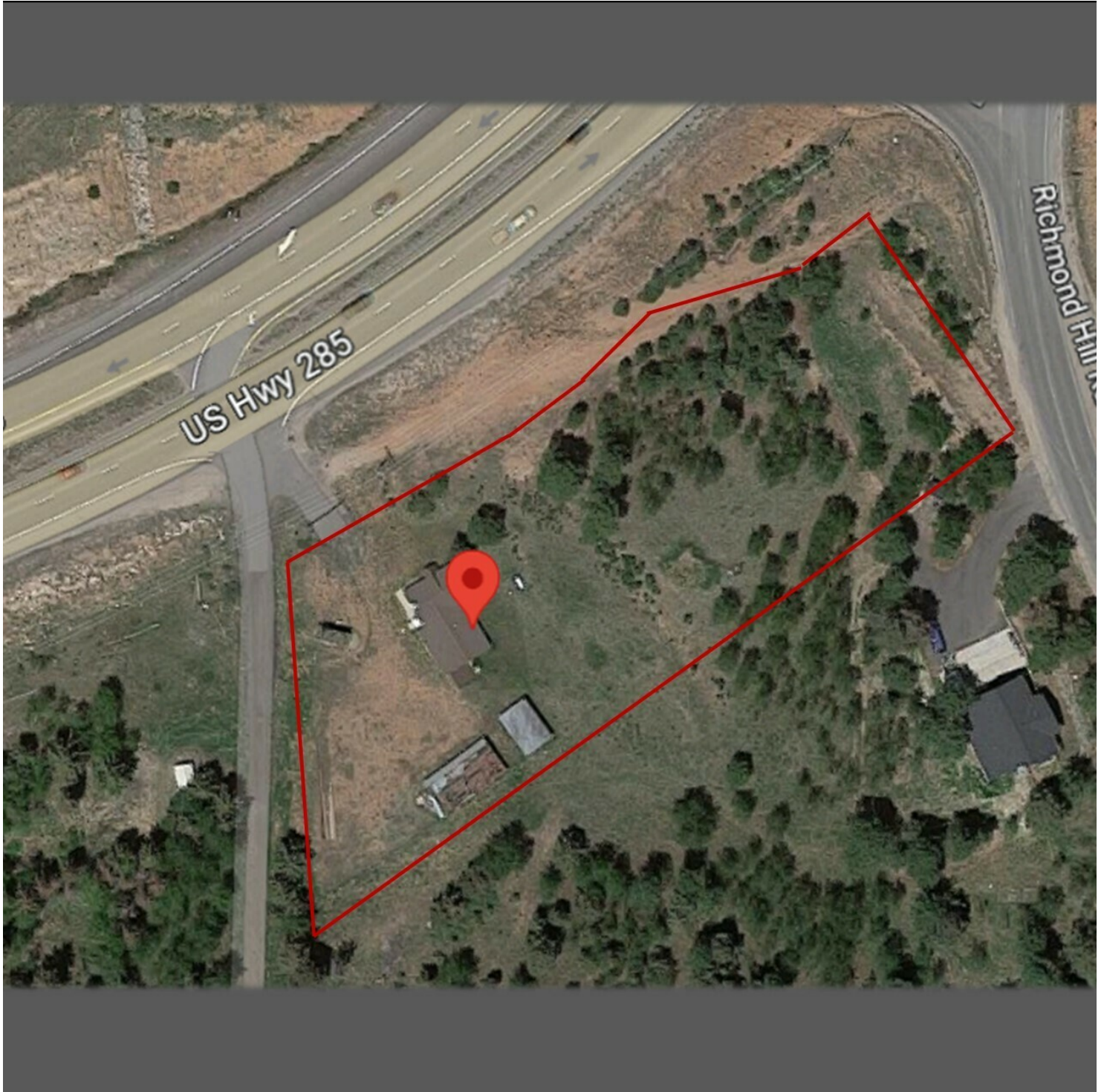
Additional Photos



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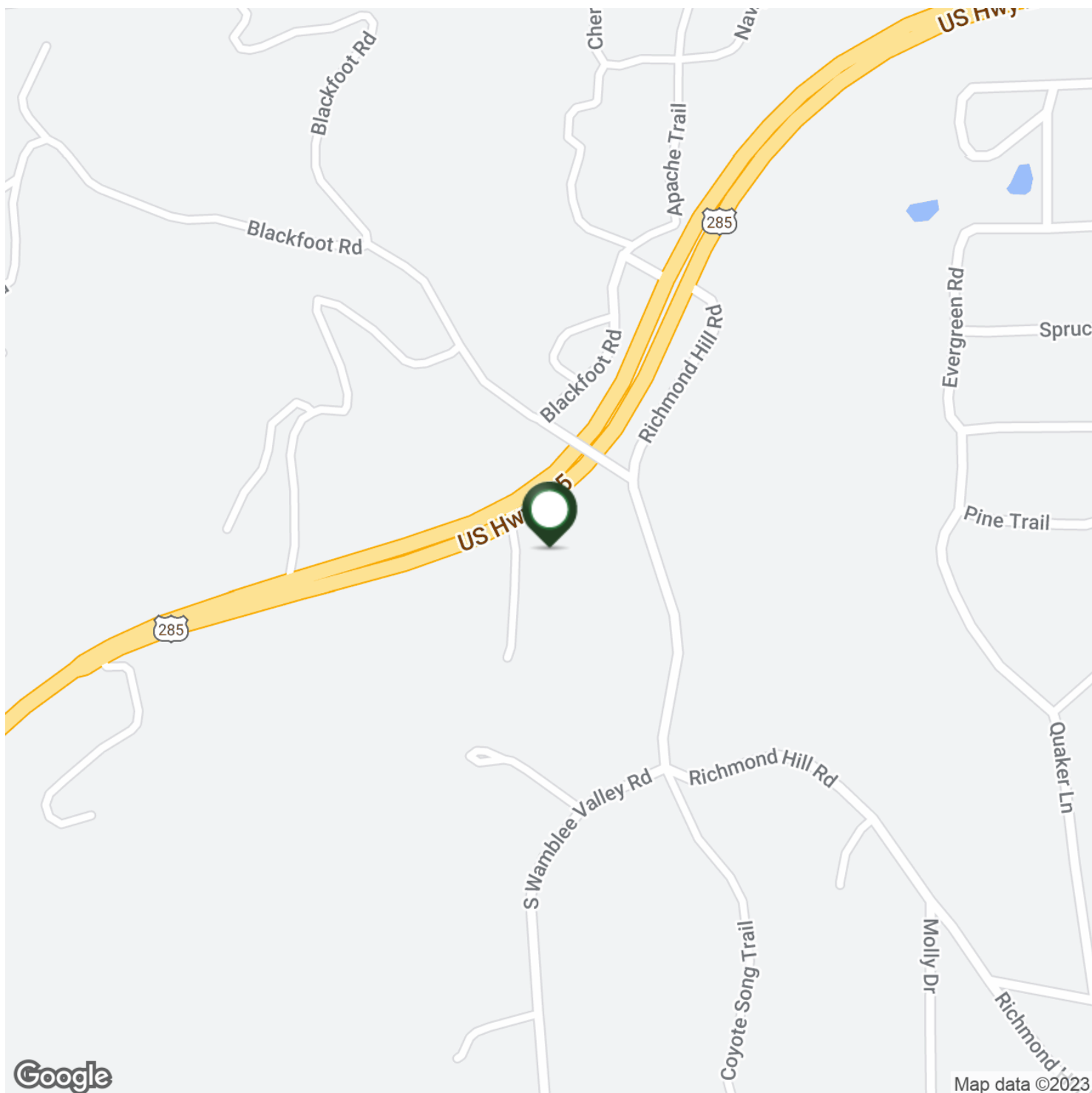


Boundries

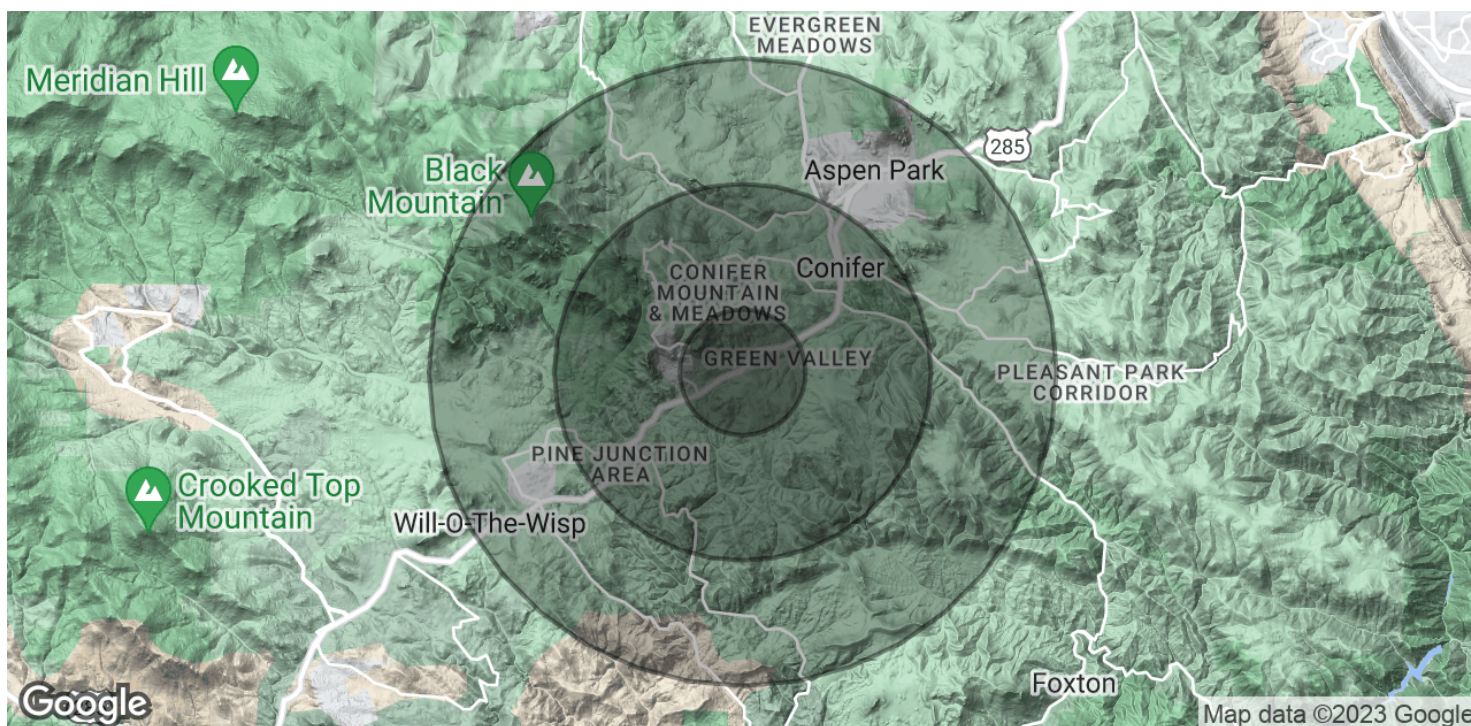


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Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	434	4,281	10,678
Average Age	48.3	48.5	48.0
Average Age (Male)	51.0	50.0	48.0
Average Age (Female)	47.2	48.5	49.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	191	1,876	4,617
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$122,365	\$124,217	\$122,489
Average House Value	\$545,319	\$527,579	\$523,183

* Demographic data derived from 2020 ACS - US Census