



FOR SALE | RETAIL SPACE

\$1,600,000

27051 Barkley Rd, Conifer, CO 80433



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,600,000
Price / SF:	\$140.62
Lot Size:	109,218 SF
Year Built:	1910
Building Size:	11,378 SF
Zoning:	RC

PROPERTY OVERVIEW

- Built in 1910, this property comprises four distinct buildings housing a bar/restaurant, a daycare center, a Mercantile, and a meal kit service.
- Ample parking is available for patrons and visitors.
- The historical setting is adjacent to well-loved trails, offering a unique and attractive location for businesses and customers.
- Zoned RC, the property allows for versatile commercial use,

LOCATION OVERVIEW

- Direct visibility from both highway 73 and Barkley Rd
- Located on a very busy intersection in conifer
- Easy East/West access from Barkley Rd.

Additional Photos

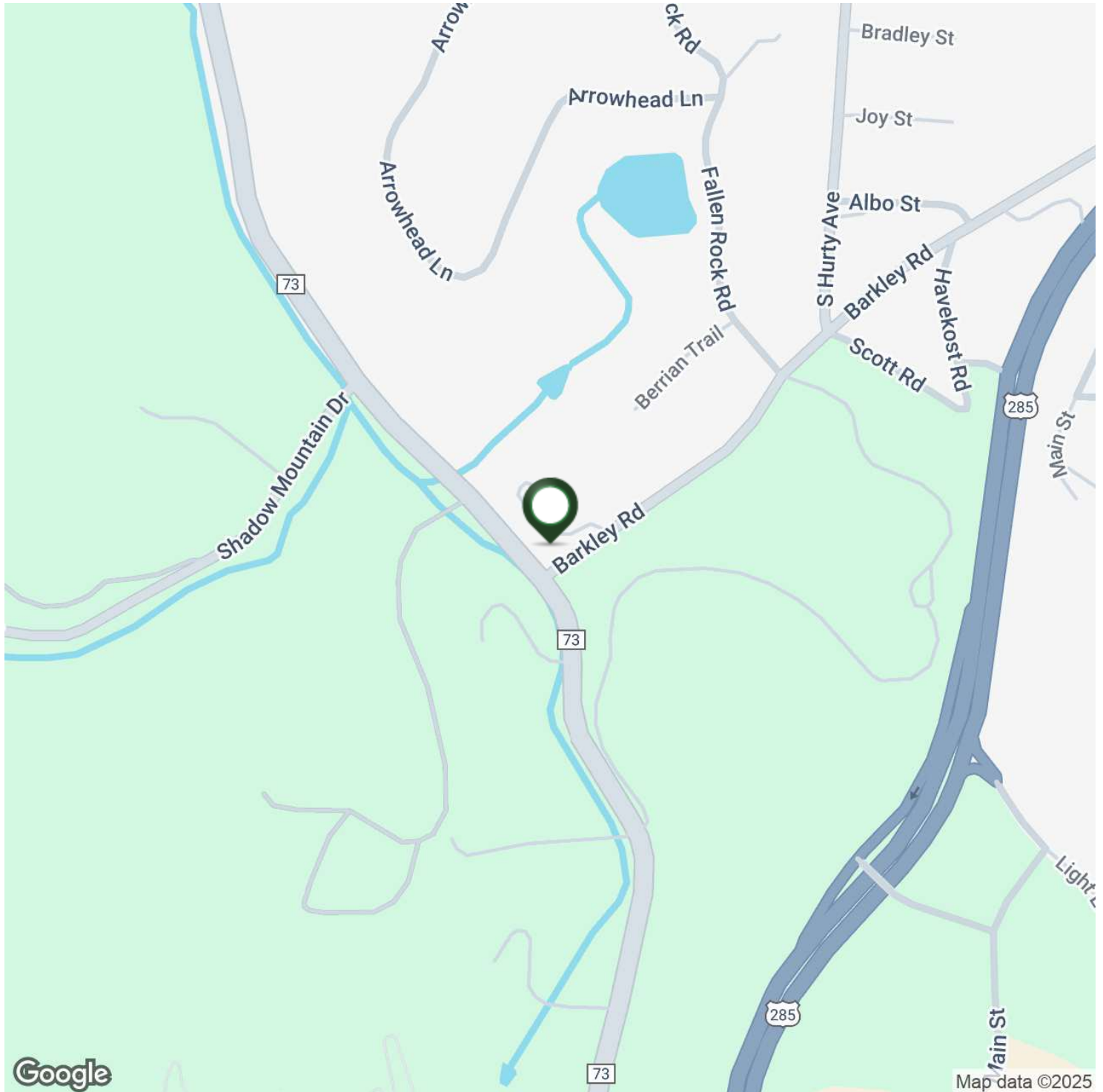


Additional Photos

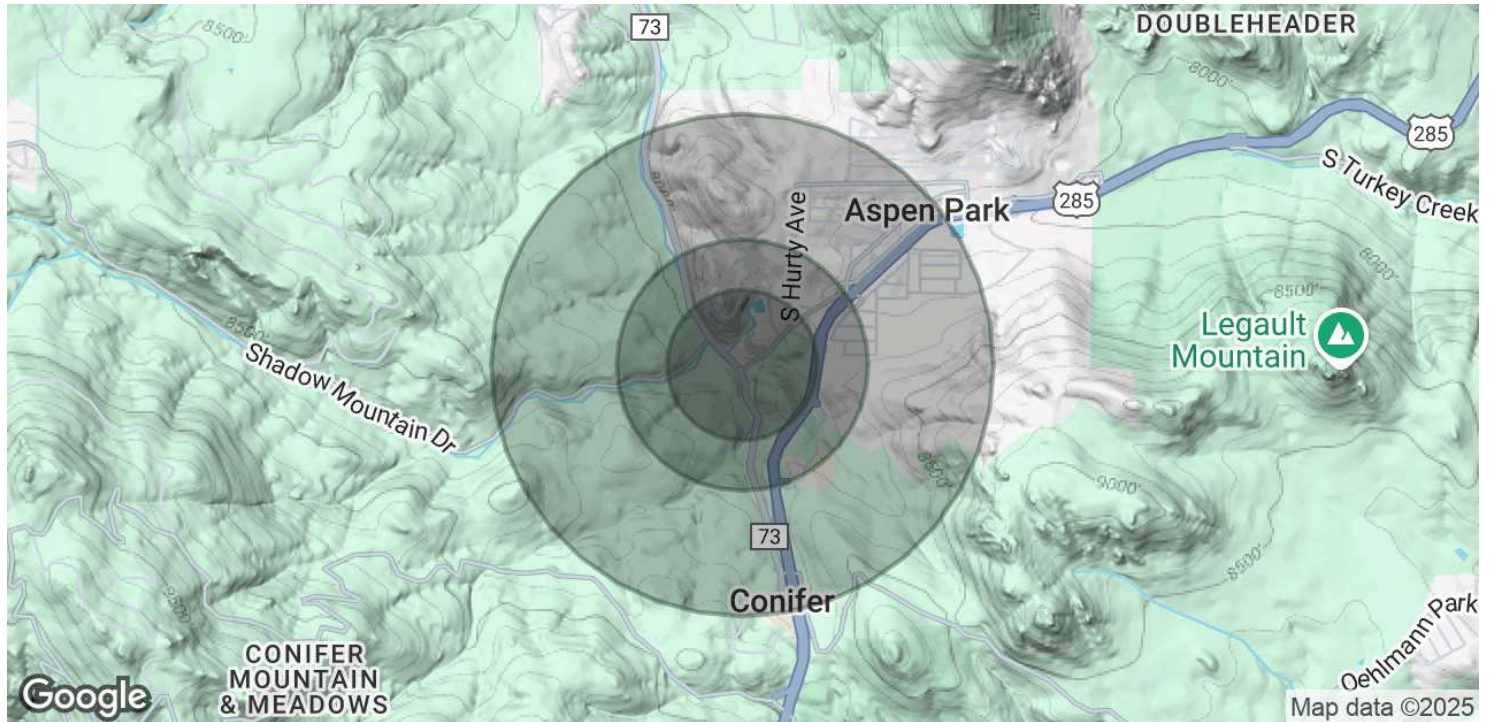


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Location Map



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	42	214	834
Average Age	46	46	46
Average Age (Male)	46	45	45
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	85	332
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$183,390	\$176,012	\$175,299
Average House Value	\$872,168	\$859,239	\$862,016

Demographics data derived from AlphaMap