



EVERGREEN
COMMERCIAL GROUP, LLC

FOR SALE | OFFICE AND RETAIL SPACE

\$710,000

26497 Conifer Road, Aspen Park, CO 80433



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$710,000
Price / SF:	\$190.14
Lot Size:	17,400 SF
Year Built:	1961
Building Size:	3,734 SF
Zoning:	Commercial
Market:	Denver Foothills
Submarket:	Conifer

PROPERTY OVERVIEW

Offered for sale in the Foothills area, 26497 Conifer Road presents a 3,734 SF commercial building with versatile potential for office or retail use. Built in 1961 and situated on a well-parked lot, this property is fully leased and zoned for commercial use. With the added bonus of a new septic system, this investment opportunity boasts enduring value and opportunity for the discerning investor seeking a prime asset in a sought-after location.

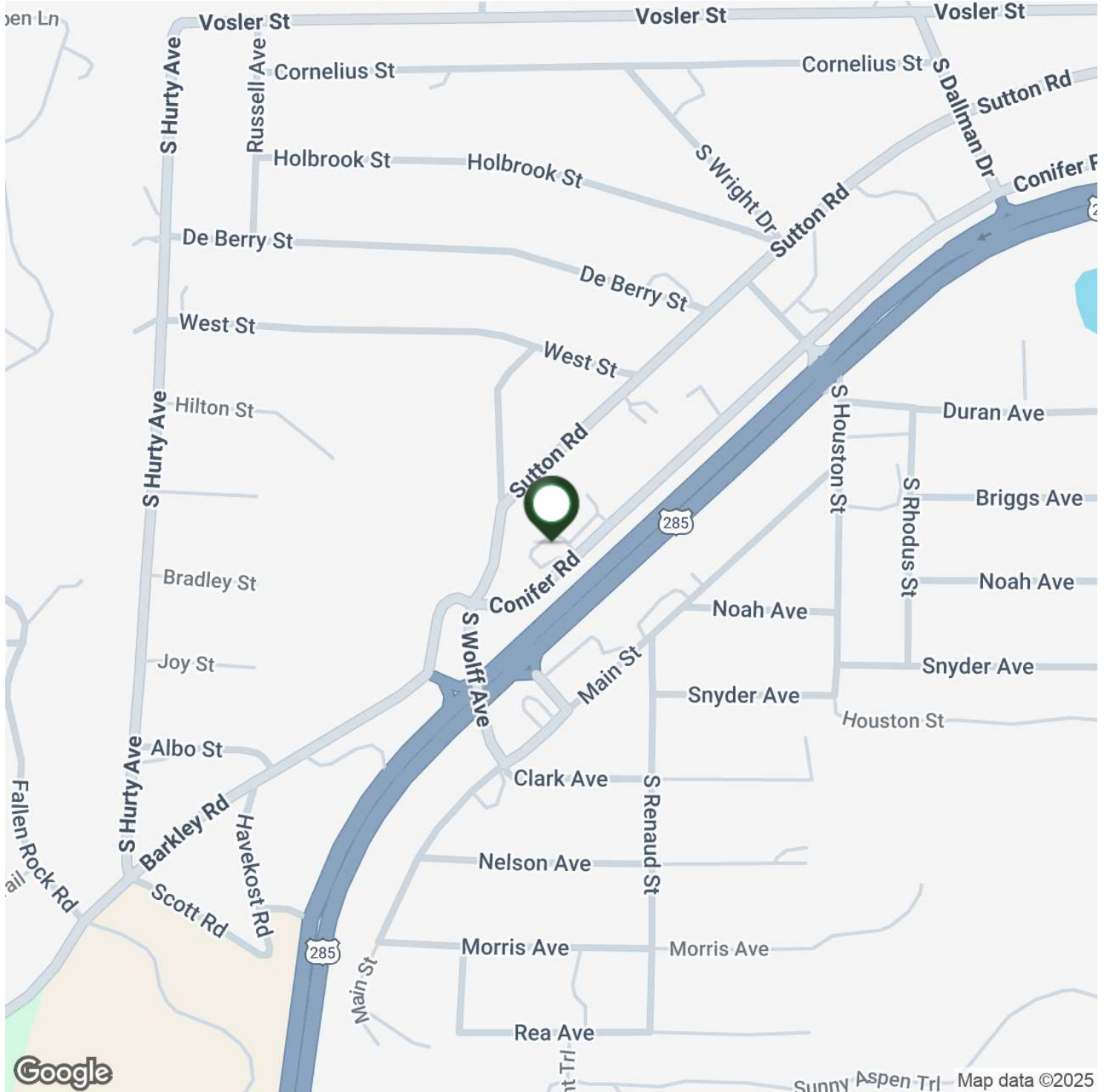
LOCATION OVERVIEW

- Primarily a retail property located in the business center of Aspen Park
- Easy access from north and south Hwy 285
- At a key intersection over the highway.
- Great visibility from Conifer Rd

Additional Photos



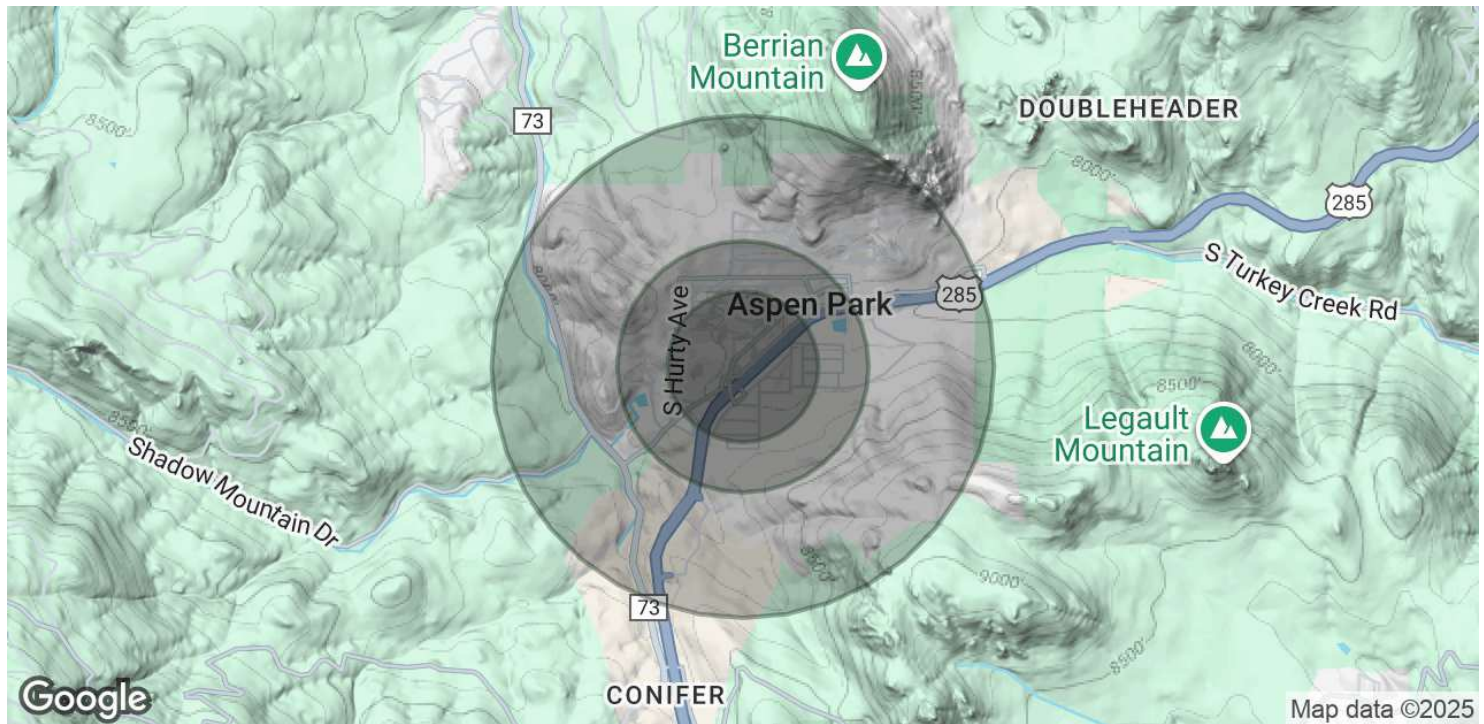
Location Map



Additional Photos



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	109	377	859
Average Age	46	46	46
Average Age (Male)	45	46	45
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	149	339
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$178,353	\$179,647	\$177,926
Average House Value	\$843,016	\$840,858	\$844,946

Demographics data derived from AlphaMap