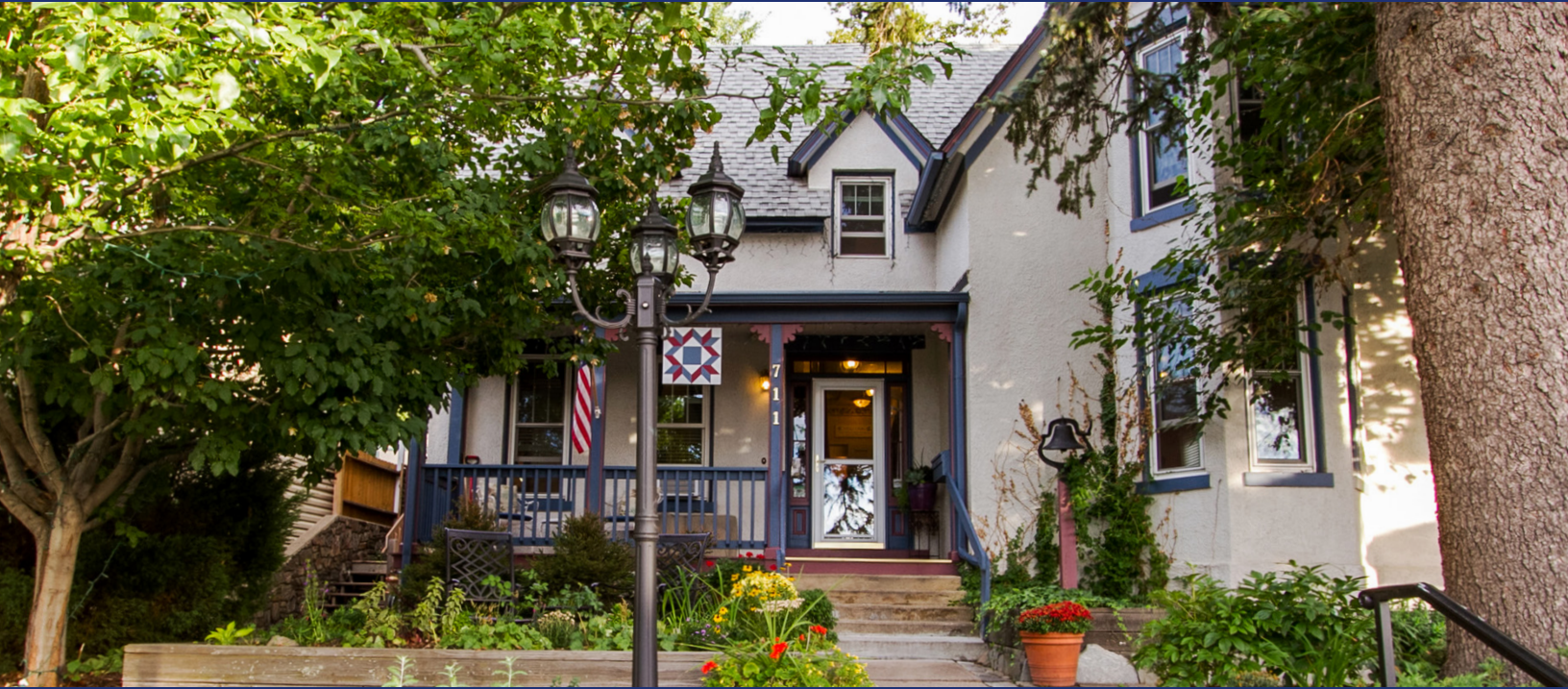




711 14th STREET
Golden, Colorado 80401



PROPERTY FEATURES

- Great mixed use building with space for Retail/Office/Residential
- Opportunity to own a Queen Anne Victorian building in historic Golden, CO
- Originally built in 1866 with addiiton in 1937 and upgraded in 2012
- Incredible location 1/2 block from the main street, Washington Ave.
- Currently operating very profitably as a Bed and Breakfast
- Zoned Commercial

BUILDING SPECIFICATIONS

Construction:	Frame/Brick
Square Footage:	4,788 house plus 1,183 in a one bedroom apartment above the garage
Parking:	Detached 3 car garage
Lot size:	7,000 SF
Taxes:	\$6,783.80
	\$1,850,000
	\$309.83/SF

FOR MORE INFORMATION CONTACT:

BARBARA CURRIE

barbaracurrie@comcast.com | 720.839.7300

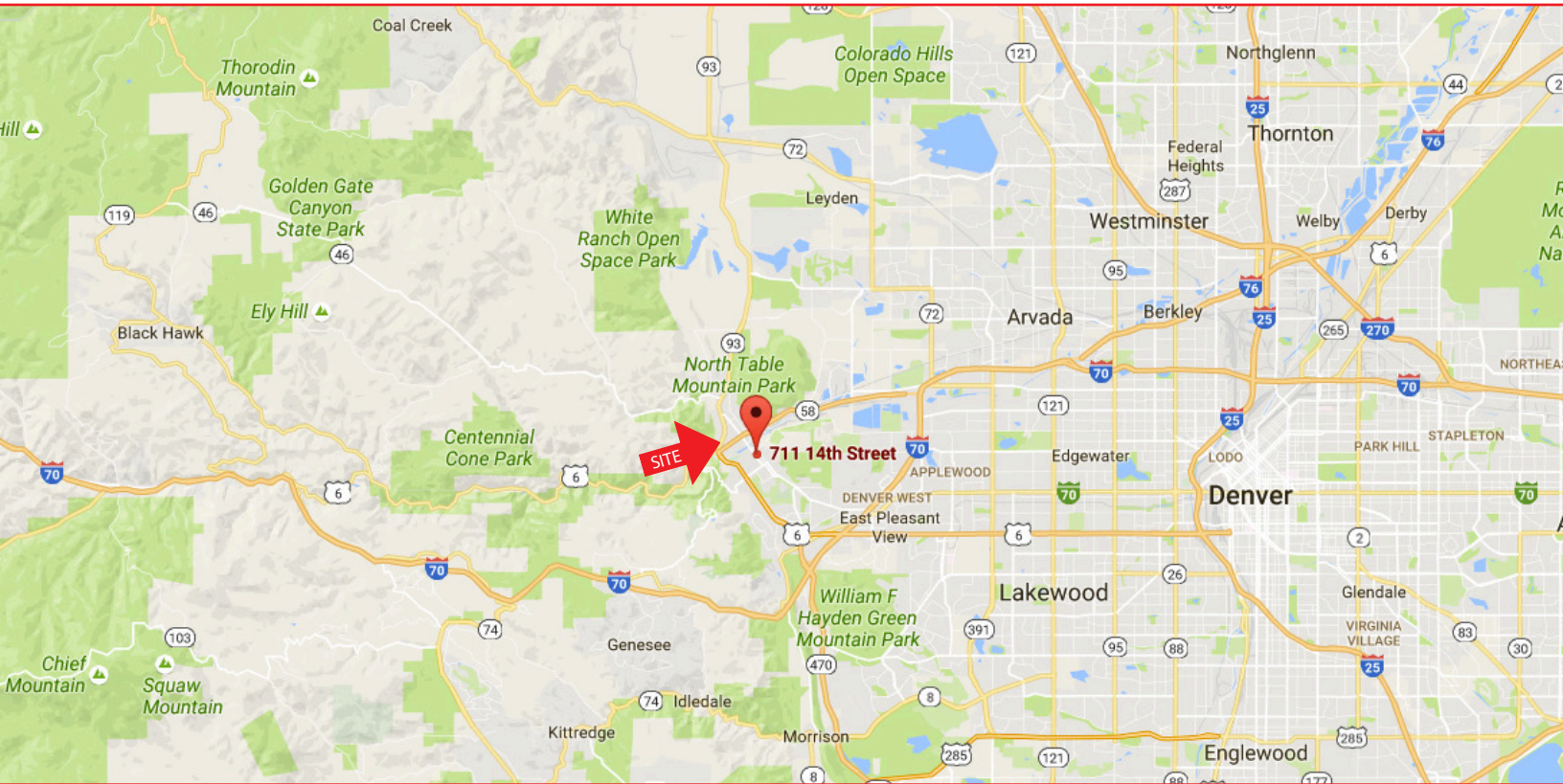
DEBBIE ZUCKER ANDERSON

LIV Sotheby's | 720.530.5580 (Direct)



GENESEE
COMMERCIAL
GROUP, LLC

711 14th STREET
Golden, Colorado 80401



FOR MORE INFORMATION CONTACT:

BARBARA CURRIE

barbaracurrie@comcast.com | 720.839.7300

DEBBIE ZUCKER ANDERSON

LIV Sotheby's | 720.530.5580 (Direct)

GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | WWW.GCGCRE.COM

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.