

\$2,735,000 - 460 E Colfax Avenue, Bennett

MLS® #9993695 Listing Office: Coldwell Banker Realty 24

\$2,735,000

0 Bedroom, 0.00 Bathroom, 16,150 sqft
Commercial Sale on 1 Acres

N/A, Bennett, CO

Opportunity to own multiple income streams in the growing town of Bennett. The 13-unit manufactured home community is turnkey with newer Champion homes (2017 to 2019), park-owned, rented, and included in the sale. Each unit is separately metered for gas and electric. The community is served with city water and sewer, each unit having a sub meter system for individual water utility billing. The Champion manufactured homes are a spacious 1,150 sq ft, 2 bed/2 bath layout, with 2x6 exterior walls, smart siding, 50yr Malarkey Legacy shingles (2021), and a two-car driveway directly in front of each unit.

Develop an additional income stream with 100 ft of high visibility frontage along E. Colfax Avenue and Town of Bennett commercial mixed-use zoning. Reimagine the approximately 1,200 sq ft 1940s structure: perhaps future retail, or a convenient office for your growing enterprise. Invest in an area that has experienced a notable population increase since 2020, with an average annual growth rate of 8.7% in the Town of Bennett. The population in Bennett is projected to continue expansion at a 12% - 20% growth rate per year with projections through 7/1/2029. (Source: Town of Bennett publication, November 2024.)

Convenient location for tenants, near Denver International Airport (Top 6 busiest airport in the world by 2024 passenger count), Colorado



Air & Space Port, and the adjacent Data, Tech, and Industrial developments at Port Colorado & Rocky Mountain Rail Park.

Total Price: \$2,735,000:
Bennett Homes: 13-Unit Manufactured Home Community:
â€¢ Current Cap Rate: 5.71%
â€¢ Pro Forma Cap Rate: 7.78% +
460 E Colfax Avenue: Additional Land Value, water tap, & 1940's structure.

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**Listing Courtesy of Coldwell Banker Realty
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Built in 1940

Essential Information

MLS® #	9993695
Price	\$2,735,000
Bathrooms	0.00
Square Footage	16,150
Acres	1.32
Year Built	1940
Type	Commercial Sale
Sub-Type	Multi-Family
Status	Active

Community Information

Address	460 E Colfax Avenue
Subdivision	N/A
City	Bennett
County	Adams
State	CO
Zip Code	80102

Amenities

Utilities	Electricity Connected, Internet Access (Wired), Natural Gas Connected
Parking Spaces	26
Parking	Concrete

Additional Information

Date Listed June 10th, 2024

Zoning Commercial

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