

# \$1,395,000 - 7935 6th Street, Wellington

MLS® #IR1032356

Listing Office: Keller Williams-Preferred Rlty

**\$1,395,000**

0 Bedroom, 0.00 Bathroom, 6,987 sqft

Residential Income on 0 Acres

Milliken & Carper Add Amd Lts 17 26 - 28 37 Rpltwe, Wellington, CO

Rare opportunity to own a mixed use investment opportunity in a prime location on Main Street in Wellington. The building is occupied. There is an opportunity for the main level/commercial site to be occupied by the owner or a new tenant. Property includes, commercial space on the main level and three apartments above. Parking is fully contained on site with separate commercial and residential parking. The site has main street and I 25 visibility. Tax benefits are substantial due to mixed use designation. Call agent for complete details.

RECOLORADO

**Listing Courtesy of Keller Williams-Preferred Rlty**

Built in 2019

## Essential Information

MLS® #	IR1032356
Price	\$1,395,000
Bathrooms	0.00
Square Footage	6,987
Acres	0.32
Year Built	2019
Type	Residential Income
Sub-Type	Quadplex
Status	Active

## Community Information



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Address	7935 6th Street
Subdivision	Milliken & Carper Add Amd Lts 17 26 - 28 37 Rpltwe
City	Wellington
County	Larimer
State	CO
Zip Code	80549

## Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	16
View	Mountain(s)

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Stories	Two

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Level, Sprinklers In Front
Roof	Composition

## School Information

District	Poudre R-1
Elementary	Rice
Middle	Wellington
High	Poudre

## Additional Information

Date Listed	April 28th, 2025
Zoning	multiUse

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