

Historic 1883 Bldg For Sale | 7703 Ralston Road

Arvada, Colorado 80002



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Historic 1883 Building for Sale

INVESTMENT SUMMARY

Sale Price	\$525,000.00
Lot Size	0.28 acres (12,371 sf)
Building Size	2,446 sf
Basement	896 additional square feet
Crow's Nest Attic	additional 200 sf
Stories	2 (not including basement & attic)
Zoning	OT-RR (Old Town-Ralston Road)
Roof	Shingle
Year Built	1883
City/County	Arvada/Jefferson
Parking spaces	On-site, in rear
Taxes	\$3.75 psf (2015)

7703 Ralston Road in Arvada, Colorado was built in 1883. Zoned for business, this stylized structure serves two purposes: mature trees and a potentially historical regal interior combined with ample off-street parking in the rear allows business to transpire while enjoying the flavor of time past. This two-story with a unique "hidden" Crow's Nest attic and a large basement for storage makes this an ideal opportunity.



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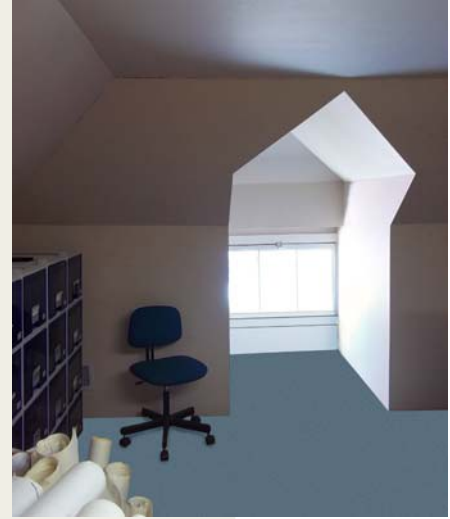
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7703RR-060916

7703 Ralston Road

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Historic 1883 Office Building for Sale



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PROPERTY HIGHLIGHTS

- Historic 1883 free-standing two-story building ◀
- Zoned for business enterprise (OT-RR) ◀
- Visibility & Signage on Ralston Road ◀
- Wooden flooring ◀
- Two blocks from light rail ◀
- Ample on-site parking in rear ◀
- Second floor exterior deck ◀
- Basement of additional 896 sf for storage ◀
- Unique 200 sf Crow's Nest attic and stairway ◀
- Walking distance to Olde Town Arvada & Arvada City Hall ◀



Second story deck

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