

220 E 1ST ST

**Parachute, CO 81635**

**ABOUT THE PROPERTY**

**GREAT CONDITION**

Site and building in excellent condition

**04**

**ZONED COMMERCIAL**

This building is zoned C1, commercial

**03**

PROPERTY OWNER INFORMATION

**View Website**

Outlined on the below map are areas where the community has put a prioritization for facade and architectural changes/restoration. Various areas have been prioritized to maximize impact and economic return to the community.



**OPEN FLOOR PLAN**

This building currnetly has an open floor plan

**02**

**2020**

Year the building was last vacacted by a tenant

**01**





AGENCY REALTOR

CONTACT INFORMATION

**SIGNAGE ALLOWED**

Standard Signage Allowed on Property

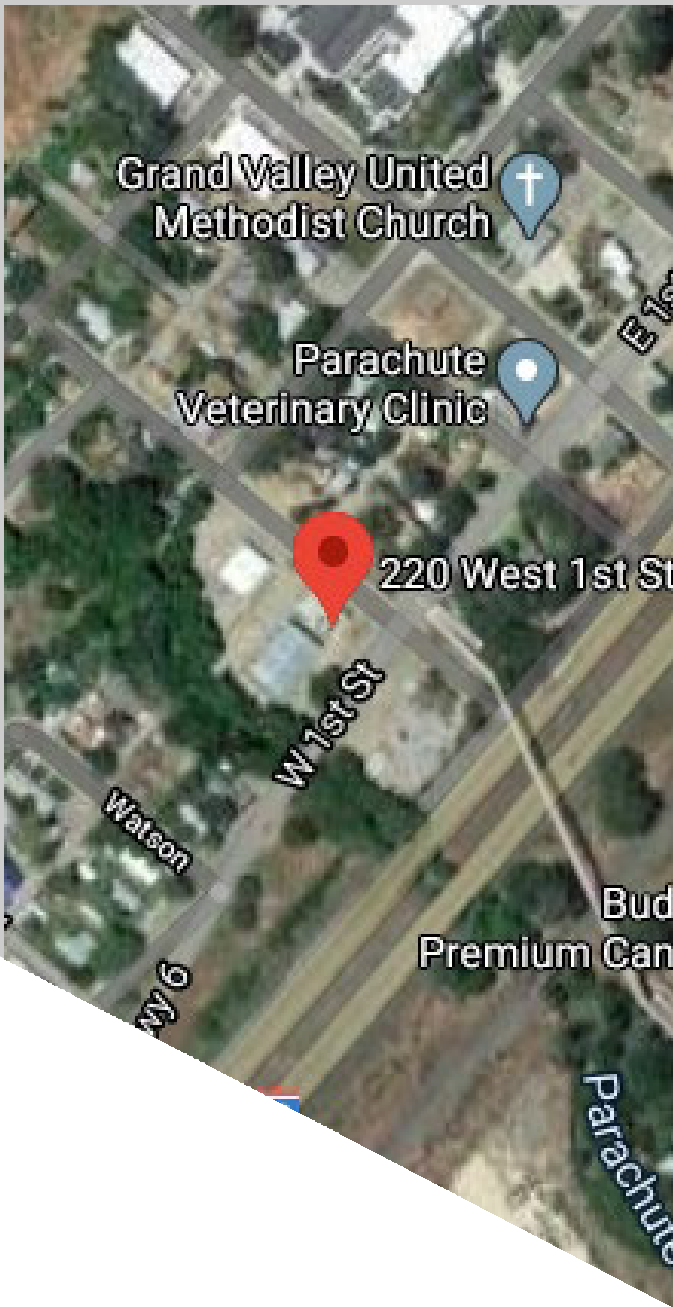
**06**

**CONGEUENT LAND USE**

Adjacent properties have congruent land uses

**05**



**220 E 1ST ST**

# Community details – The Town of Parachute is a diverse com- munity boasting a strong economy based on .

Additional socio-economic or demographic factors are outlined below:

* Average household income of, $xx,xxx.XX, or 120% of the regional average
* Average expendable income (per household) –
* Average age of resident
* Median household price
* Undersaturated services include:
  + o XX
  + o XX
  + o XX
* Community has a regional draw with easy access to interstate XXX

# The building is a structurally competent and well maintained structure that was recently vacated by the municipality. Since the building was vacated, utilities and regular maintenance have been kept up for the property. Additional building and parcel data includes:

* Structure built in XXXX and expanded in XXXX
* Building is a total of XX,XXX square feet on a X.XX parcel
* The building is a steel frame structure with a steel exterior
* AC and Heater were last replaces in 1990
* Roofing was last replaced in 2000
* The building is located in a C1district, which will allow the follow- ing uses without variance or conditional use: Retail, Commercial, Medical, Light manufacturing
* The structure currently has no life/safety upgrades required
* No sprinkler or fire suppression systems necessary, unless a restaurant use is requested
* New 6” water lateral and parking lot

**PROPERTY HIGHLIGHTS**

**BUILDING HIGHLIGHTS**

* XX,XXXX vehicles drive past the property daily
* The building is a XXX frame with XXXX exgterior surfaces
* Availability for XXXXX parking stalls on the X.XX acre parcel
* The facility is in excellent condition and had regular maintenance performed
* Allowed styles of signage will include: XXX, XXX, XXXX
* The building is a total of XX,XXX square foot and have XX doors (1 entry and 1 overhead)

– Page 2 - 220 E 2st St —

**View Website**