



801 Brickyard Circle

Unit B, Golden, CO

Golden Opportunity!

Steve Sims

steve@gibbonswhite.com

(303) 586-5932

www.gibbonswhite.com

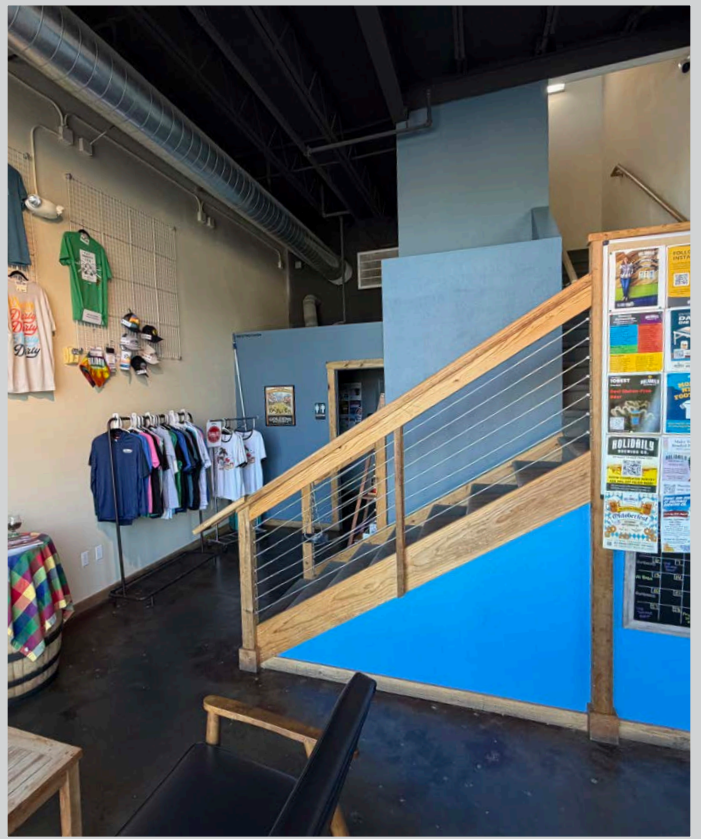
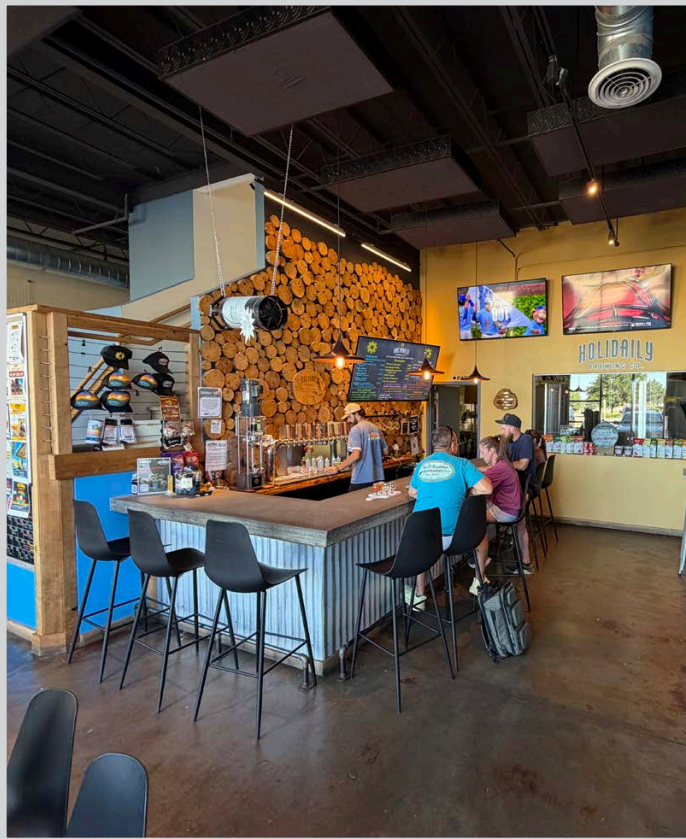
Property Info & Gallery

View Map

Condo Unit Size	3,768 sq. ft.
Sale Price	\$749,000

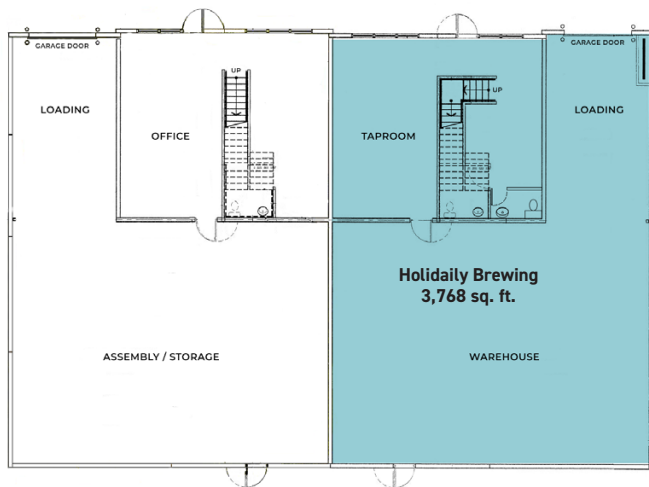
- Single-Tenant Industrial Condo Providing an Easy Investment Opportunity with Minimal Property Management Requirements
- 6% Cap Rate Based on Current NOI & Priced Below Recent Market Sales Comparables Providing Additional Future Price Appreciation
- Leased to Longtime Tenant Holidaily Brewing until 7/30/2028 with 3-year Renewal Option
- Beautiful Location Along Hwy 93 Tucked Between North Table Mountain Park & Golden Foothills with Convenient Access to Hiking & Biking Trails
- Charming Building & Functional Floor Plan with 10'x12' Drive-in Door, Comfy Taproom, 2 Large Restrooms, Upper Level Offices, & High Clearance Warehouse Area Makes it Easy to Attract Future Tenants
- High-Quality Construction Built in 2007 with Recent HVAC Replacement & Fresh Asphalt Parking Lot
- South Facing Outdoor Patio Area for Use by Tenants & Customers of the Taproom

© 2026 Gibbons-White, Inc.



801 Brickyard Circle
3,768 sq. ft.

First Floor



Second Floor

