

NDK PROPERTIES  
ESTES PARK, CO

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**401 + 381 S St. Vrain Ave**

**PRIME REDEVELOPMENT OPPORTUNITY IN ESTES PARK**

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# OVERVIEW + OPPORTUNITY

Two contiguous parcels located in the core of Estes Park, offering a rare chance to acquire prime real estate and an active income.

Perfectly positioned for civic or commercial redevelopment.

- **Combined Acreage: ~2.84+ acres**
- **Zoning: Commercial/Residential, mixed use**
- **Current Use: Hardware store, car wash, convenience store, residential units, restaurant, warehouse storage**

## SITE DETAILS -381

**Address:**  
381 S St. Vrain Ave

**Parcel Size: 1.52 acres**

**Existing Use: 66,003 sqft 15 residential units, carwash, convenience store**

**Value : \$3.5M**



## SITE DETAILS - 401

**Address:**  
401 S St. Vrain Ave

- 411 (hardware store)
- 433 (warehouse storage)
- 443 (warehouse)
- 451 (restaurant)

**Parcel Size: 1.32 acres**

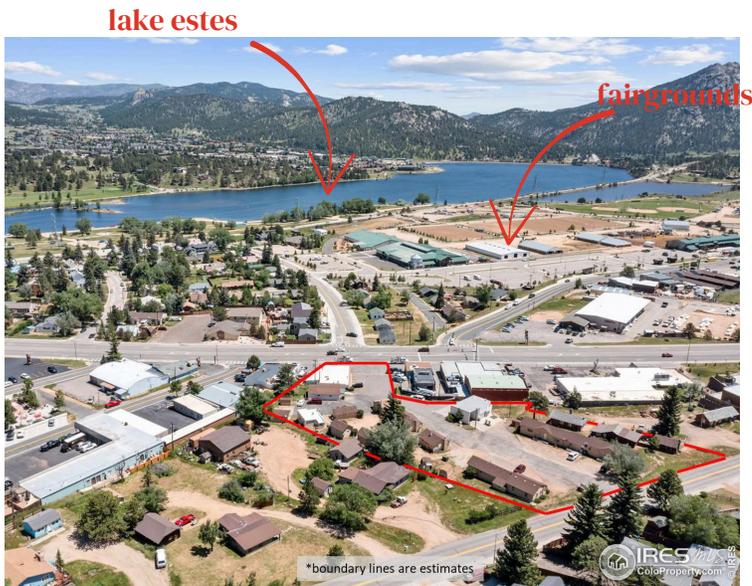
**Existing Use: 58,327 sqft  
Hardware store, restaurant, storage  
warehouses, paint store**

**Value : \$3.5M**



# LOCATION HIGHLIGHT

Centrally located in Estes Park's core commercial corridor,  
4 Million+ visitors on Hwy 7  
3 mins from downtown  
Ideal for public safety, grocery, or mixed-use  
Nearby restaurants, retail, event center, schools  
Walkability is high



# REDEVELOPMENT POTENTIAL

These properties offer unmatched flexibility for new development in a high-demand area.

## Municipal Use:

- Build new police station, civic facility, or town operations center
- ample space for parking, drive-through, or expansion

## Retail/Grocery Use:

- ideal site for a grocery store
- flat site, utilities in place, high traffic
- easy loading + customer access

Reach out to Maia  
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