



**950 COMANCHE ST
ESTES PARK, CO
80517**

Building Size:

6,000± SF

Lot Size:

18,720± SF

Plus 6,000 SF adjacent lot

Sale Price:

\$1,550,000

(\$258.33/SF)

**INCLUDES ADJACENT LOT
SUITABLE FOR
OUTDOOR STORAGE OR
NEW DEVELOPMENT**

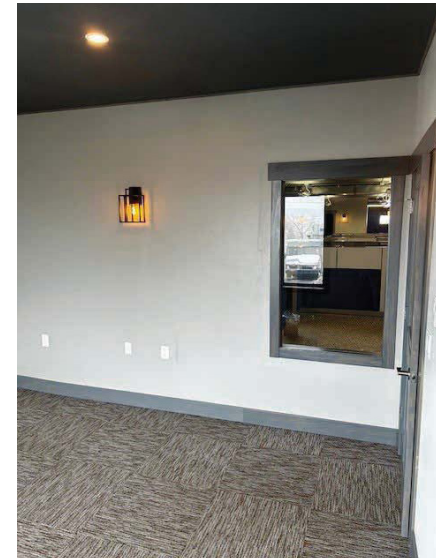
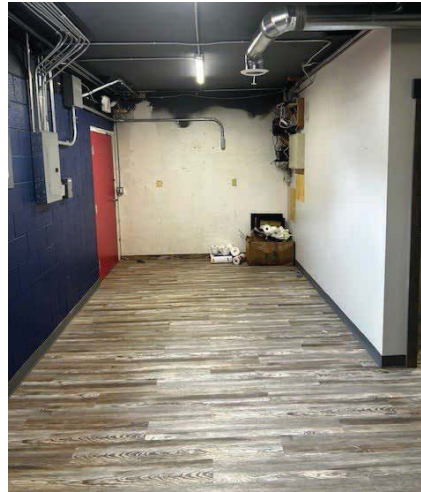
MULTI-TENANT OFFICE/FLEX BUILDING — JUST WEST OF ST. VRAIN AVENUE

- Multi-tenant office/flex building with an adjacent vacant lot suitable for outdoor storage or new development, along with ample on-site parking. Located near hotels, restaurants, Rocky Mountain National Park, shopping, and various services
- Approximately 3,000 SF (Unit 101) of the building was recently renovated
- Small portion of the building's west corner currently leased to dog daycare center on a short-term basis, with potential for early vacancy
- 1 (8'x10') overhead door with garage opener
- Total building power: single-phase, 150 amp service, new in 2023 to each of the three units
- Zoned Commercial Heavy (CH)



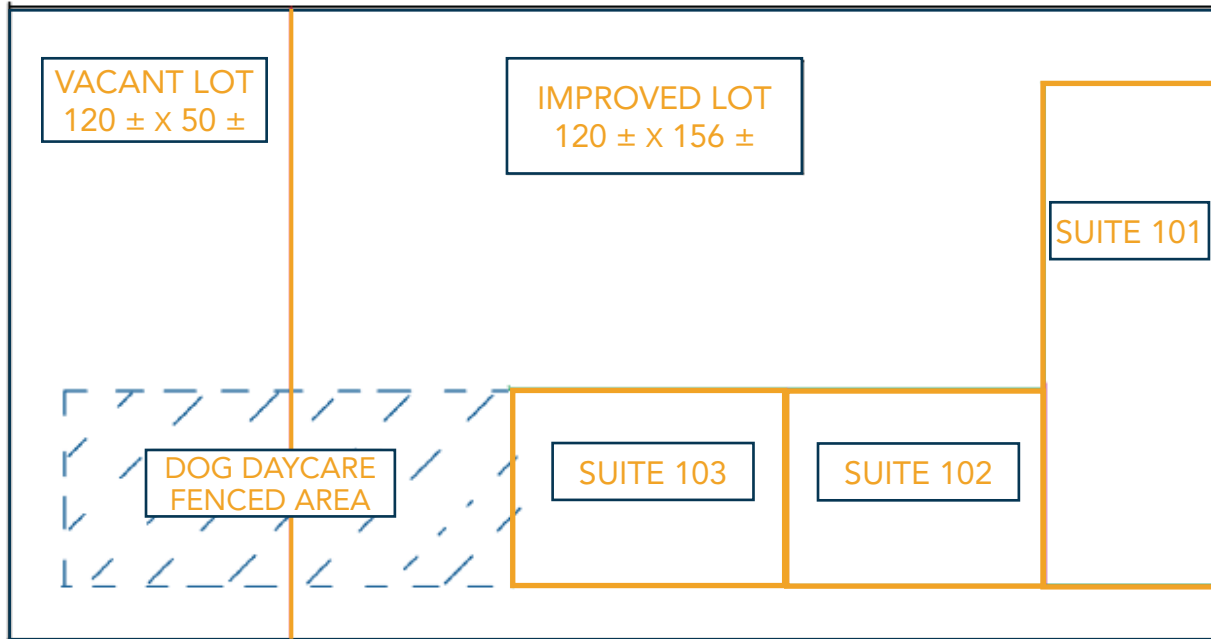
UTILITY INFORMATION + PHOTOS

ELECTRIC: Town of Estes park
WATER: Town of Estes park
GAS: Xcel Energy
SEWER: Estes Park Sanitation
HVAC: Forced Air in Unit 101 and Gas Heat in Units 102 & 103

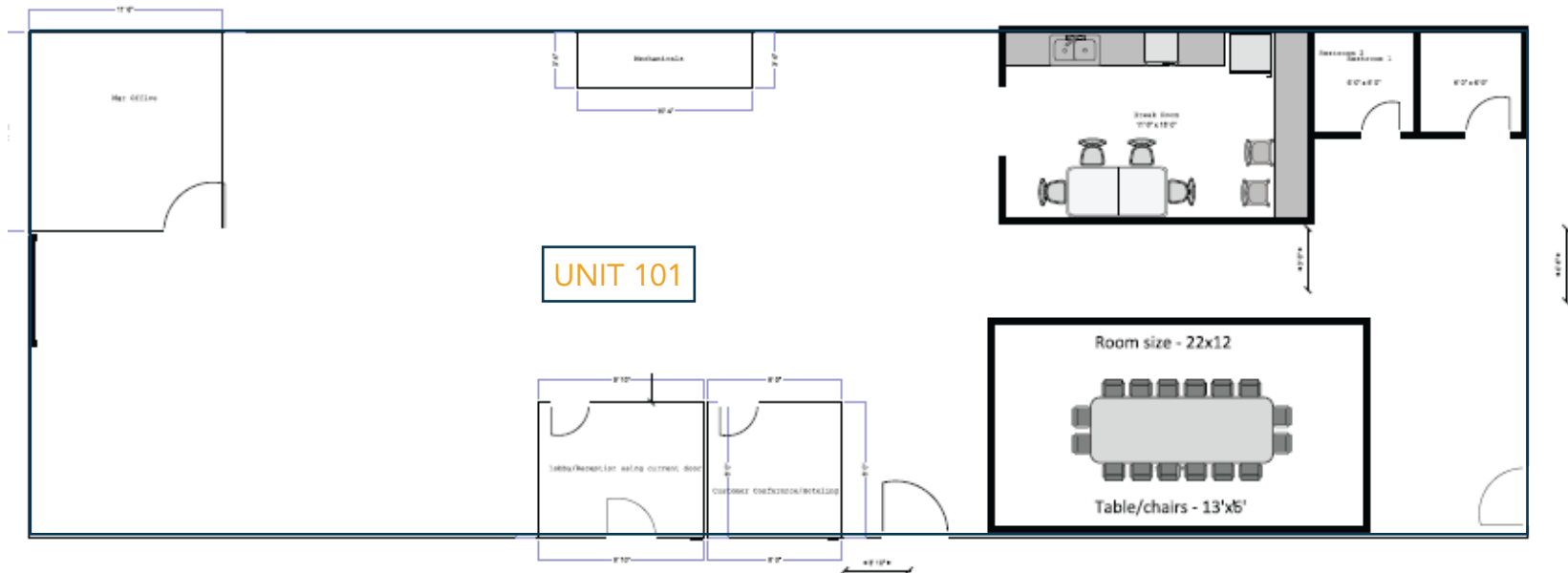


SITE LAYOUT AND FLOOR PLAN

SITE LAYOUT FOR
VACANT LOT AND
IMPROVED LOT



UNIT 101
FLOORPLAN



AREA MAP



