



Building Size:

**6,000± SF**

Lot Size:

**24,000± SF**

*(including 6,000 SF adjacent lot)*

Sale Price:

**\$1,399,000**

*(\$233.17/SF)*

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

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

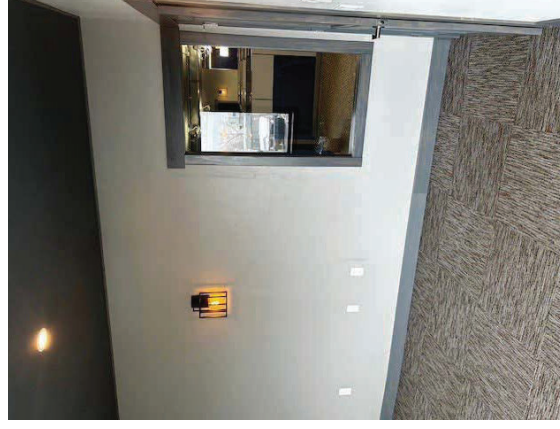
*MULTI-TENANT OFFICE/FLEX BUILDING — JUST WEST OF ST. VRAIN AVENUE*

- 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





# AREA MAP



# AREA MAP



**waypoint**  
REAL ESTATE

**CONTACT:** Marc Robson • 970-215-4438 • [mrobson@waypointRE.com](mailto:mrobson@waypointRE.com)

MARC ROBSON  
 125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)  
 The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.