



Building Size:

6,000± SF

Lot Size:

18,720± SF

Plus 6,000 SF adjacent lot

Sale Price:

\$1,499,000

(\$249.83/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

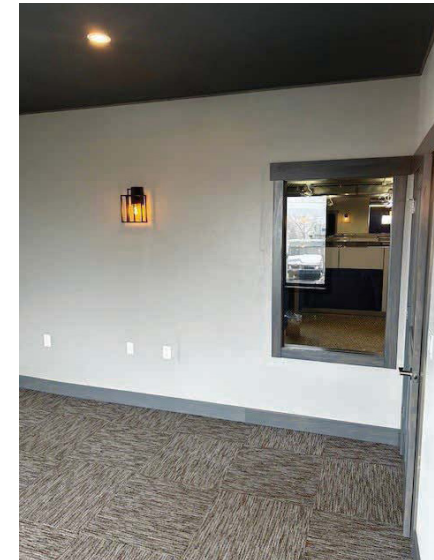
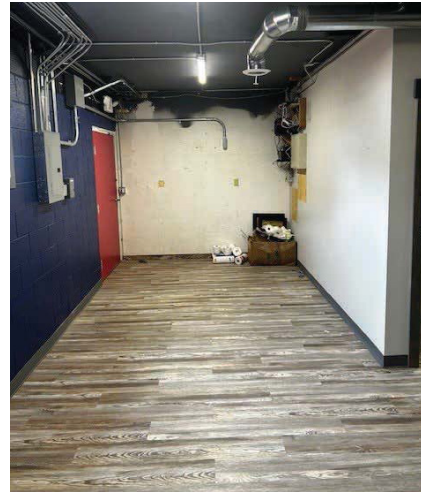
- Fully occupied, multi-tenant office/flex building with an adjacent vacant lot suitable for outdoor storage or new development, along with ample on-site parking. Located near hotels, restaurants, Rocky Mountain National Park, shopping, and various services
- Approximately 3,000 SF (Unit 101) of the 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)

**INVESTMENT
OPPORTUNITY!
6.5% CAP RATE**



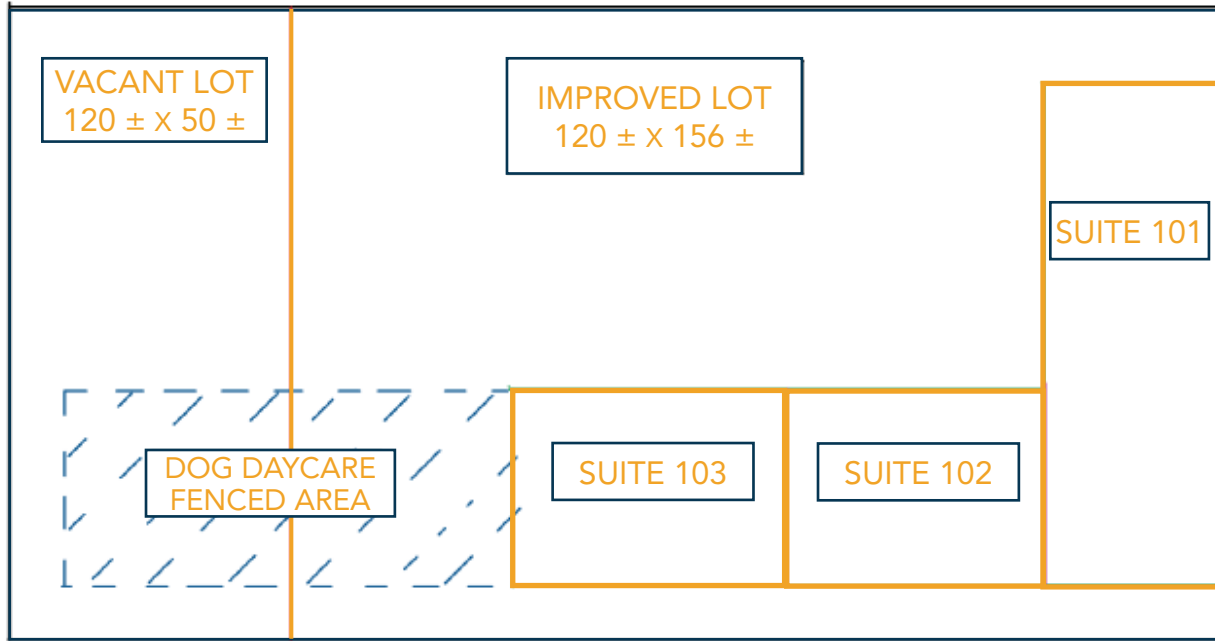
UTILITY INFORMATION + PHOTOS

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

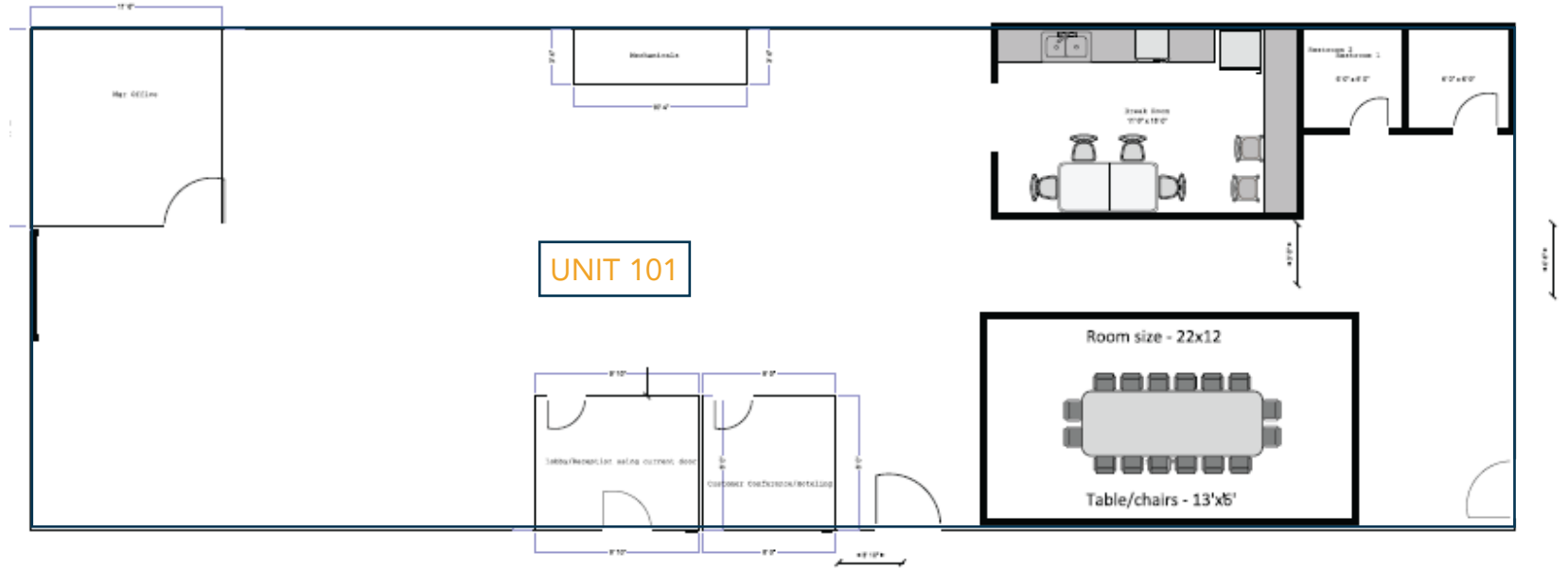


SITE LAYOUT AND FLOOR PLAN

SITE LAYOUT FOR VACANT LOT AND IMPROVED LOT



UNIT 101 FLOORPLAN



AREA MAP



