

1230 BIG THOMPSON AVE

ESTES PARK, CO 80517



FOR SALE \$2,199,000

OFFERING MEMORANDUM

1230 BIG THOMPSON AVE

CONTACT US FOR MORE INFORMATION



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An aerial photograph showing a residential development in the foreground, featuring several houses with grey shingled roofs and light-colored siding. A prominent chimney is visible on one of the houses. In the background, a dense forest of evergreen trees separates the development from a small town or village. Beyond the town, a large, forested mountain range dominates the horizon under a blue sky with scattered white clouds. The overall scene suggests a suburban or semi-rural setting with a scenic mountain backdrop.

EXECUTIVE SUMMARY

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PROPERTY DETAILS

PRICE		\$2,199,000
BUILDING TYPE:		Mixed Use
BUILDING SIZE:		14,776 SF
LOT SIZE:		1.41 AC
PARKING:		47 Spaces
PARKING RATIO:		3.18/1,000
YOC:		1960
CONSTRUCTION TYPE:		Masonry
ZONING:		Commercial Outlying
PROPERTY TAXES:		\$25,123.72



PROPERTY OVERVIEW

Located as a true gateway to Rocky Mountain National Park, 1230 Big Thompson Avenue is a unique mixed-use property that currently houses several amenities to residents and visitors in Estes Park. The property features coworking space, a gym, restaurant infrastructure, and outdoor space in addition to small office suites.



Asset to the community and the 4 Million annual Rocky Mountain National Park visitors through its coworking and gym membership



Monument signage visible from Hwy 34, with over 11,000 VPD



Fitness addition completed in 1995



Limited restaurant infrastructure in place allowing for a wide range of potential uses



Beautiful and expansive mountain views

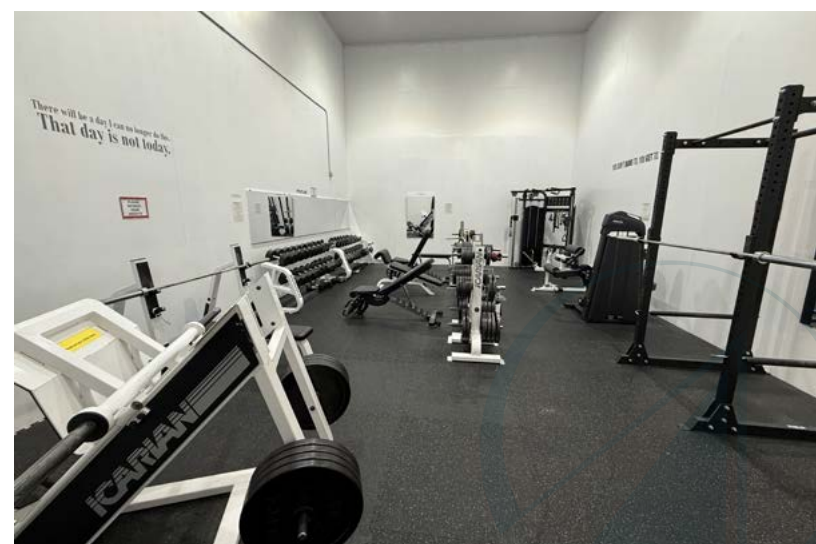


Flexibility in current short-term leases

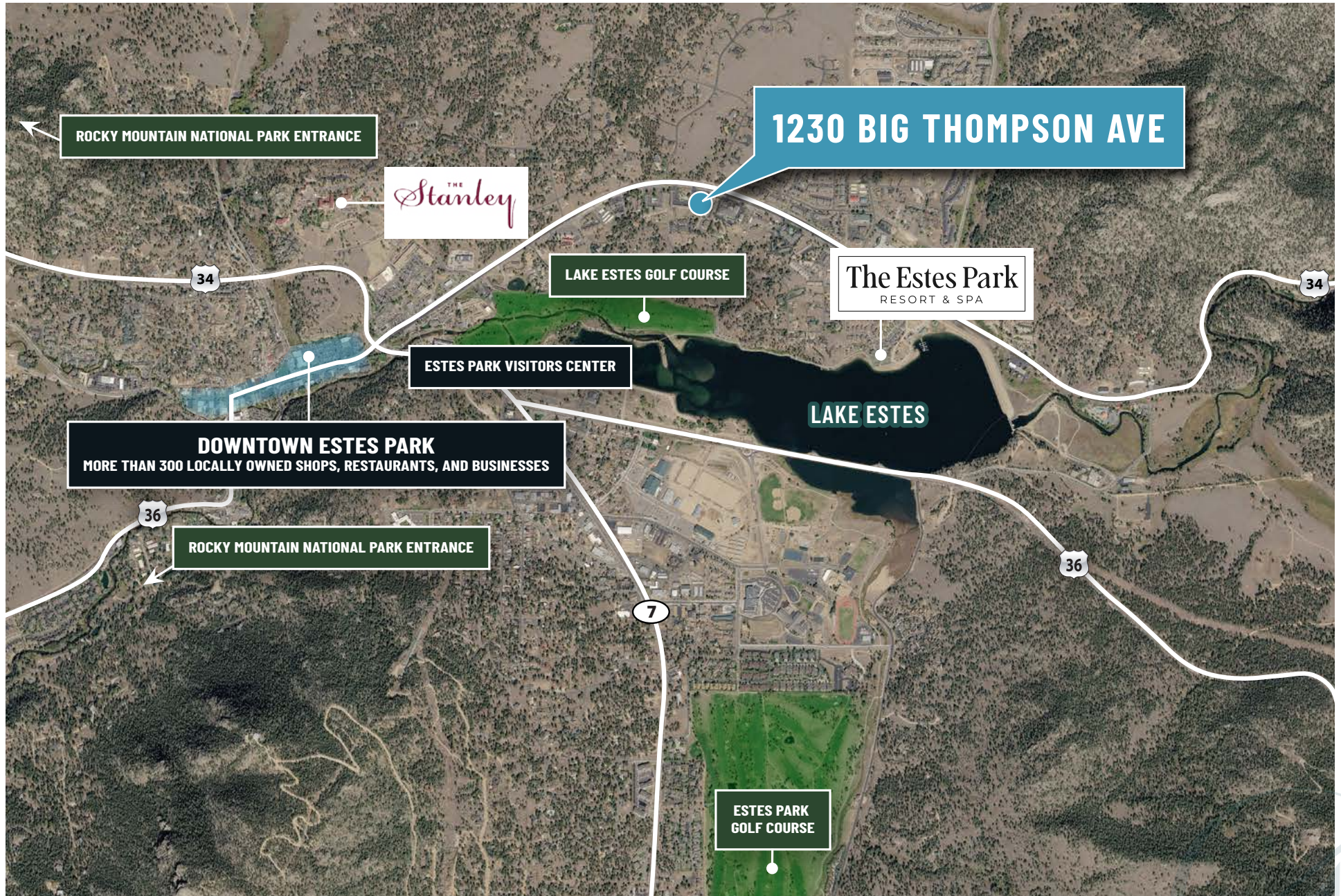


Excess land





LOCATION OVERVIEW



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Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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