

RETAIL BUILDING WITH DIRECT HIGHWAY EXPOSURE FOR LEASE

335 Park Ave

Empire, CO



OFFERING SUMMARY

Least Rate:	Negotiable
Building SF:	1,000 + Garage
Lot SF:	29,100 SF

PROPERTY DETAILS

- Located directly on Hwy 40, less than 2 miles from I-70
- Building recently remodeled
- Numerous upgrades including new roof, interior paint, exterior paint, windows, and garage doors
- Highly visible monument signage with multiple access points
- Located on busy Highway 40 on direct route to Winter Park and Rocky Mountain National Park with good traffic counts
- Opportunity to work with business-friendly town
- Great southern exposure with opportunity for outdoor seating
- TI's allowance available



TOM RICHARDSON

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The information contained is from sources deemed reliable and should be independently verified

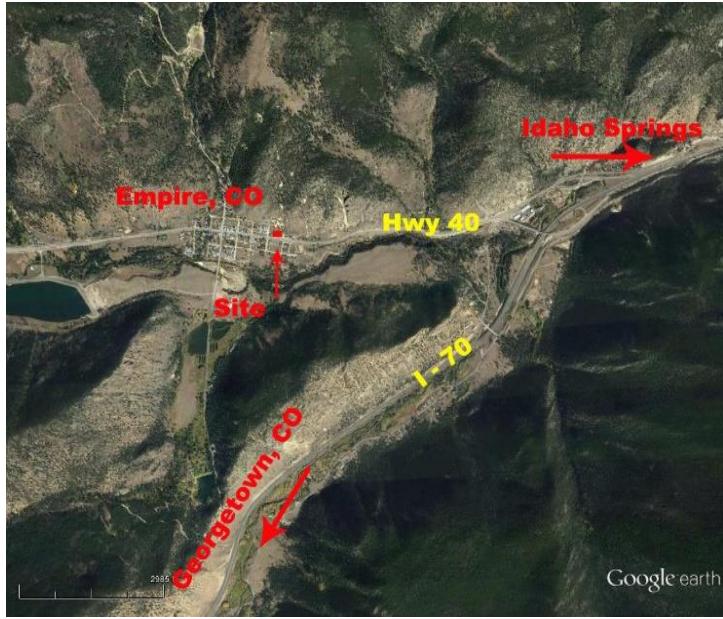
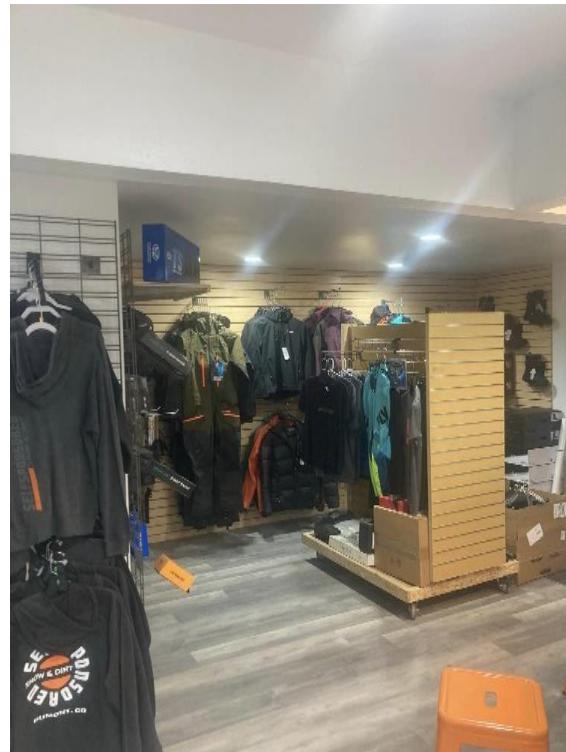


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