

# 902 LINCOLN AVENUE

Steamboat Springs, CO



## PRIME CORNER - RETAIL FOR LEASE

### Property Summary:

|                |                |
|----------------|----------------|
| Stories:       | 2              |
| Units:         | 4              |
| Building GSF:  | 7,860 Sq. Feet |
| Lot Size:      | 5,000 Sq. Feet |
| Building Type: | Retail         |
| Year Built:    | 1948/1984      |
| Parking:       | On Street      |
| Roof:          | Flat/Membrane  |
| Construction:  | Brick          |
| Year Built:    | 1894           |
| HVAC:          | Dedicated RTUs |

### Property Highlights:

- ◆ Corner of 9th & Lincoln w/ Excellent Visibility and Street Frontage
- ◆ Opportunity to Lease ~2,400 RSF corner with natural light and windows
- ◆ Remodel Completed in 2018 with Electric updates; new LED Retail Lighting
- ◆ Sunny side of Main Street within the Gold Blocks of Downtown Steamboat
- ◆ Two-story brick building with great curb appeal, and Barn Wood Siding
- ◆ The Smart LED lighting system allows for this corner to Glow at Night
- ◆ **Landlord willing to invest in Improvements for Qualified Tenants**

***Term/Rate: NEGOTIABLE***

# 9th & LINCOLN

Steamboat Springs, CO

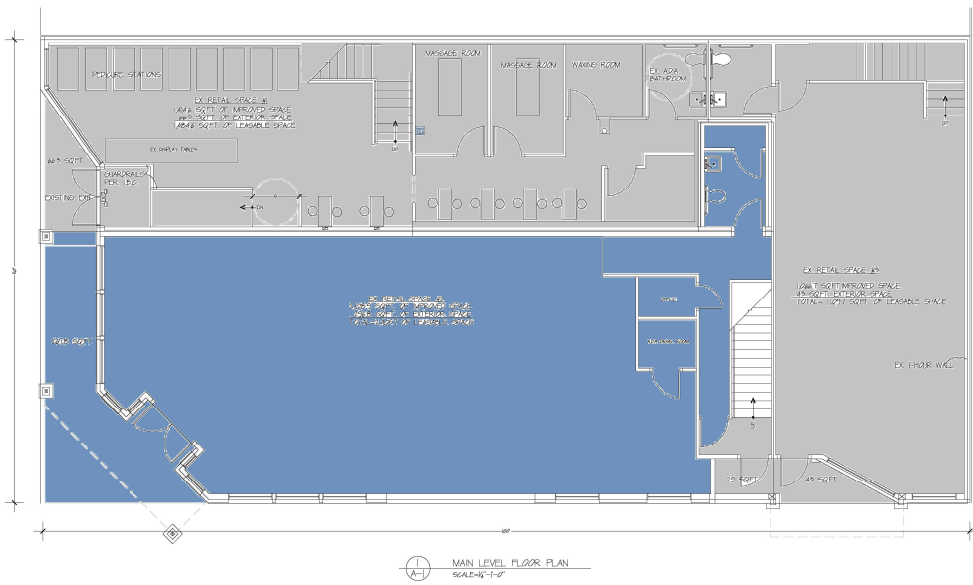


Steamboat Ski Resort

Downtown



Image Landsat



For more information on this exclusive opportunity, please contact:

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