

Retail
Building
For Sale

26 E 1st St
Nederland, CO



Property Details:

- Sale Price: \$895,000
- Building Size: 1,800 SF
- Two Levels
- Zoning: CBD/Residential
- Uses: Retail, Office + More

Discover an exceptional opportunity to own one of Nederland's premier buildings! This location has been a beloved gift shop for over 25 years and boasts a charming façade and a prime location in the heart of Nederland's retail district, attracting tourists, skiers, and locals alike.

For More
Information
Please
Contact



Jim Thomas

Broker Associate
Cell: 720.317.9621
Info@thomasratay.com



Nancy Kirkendall

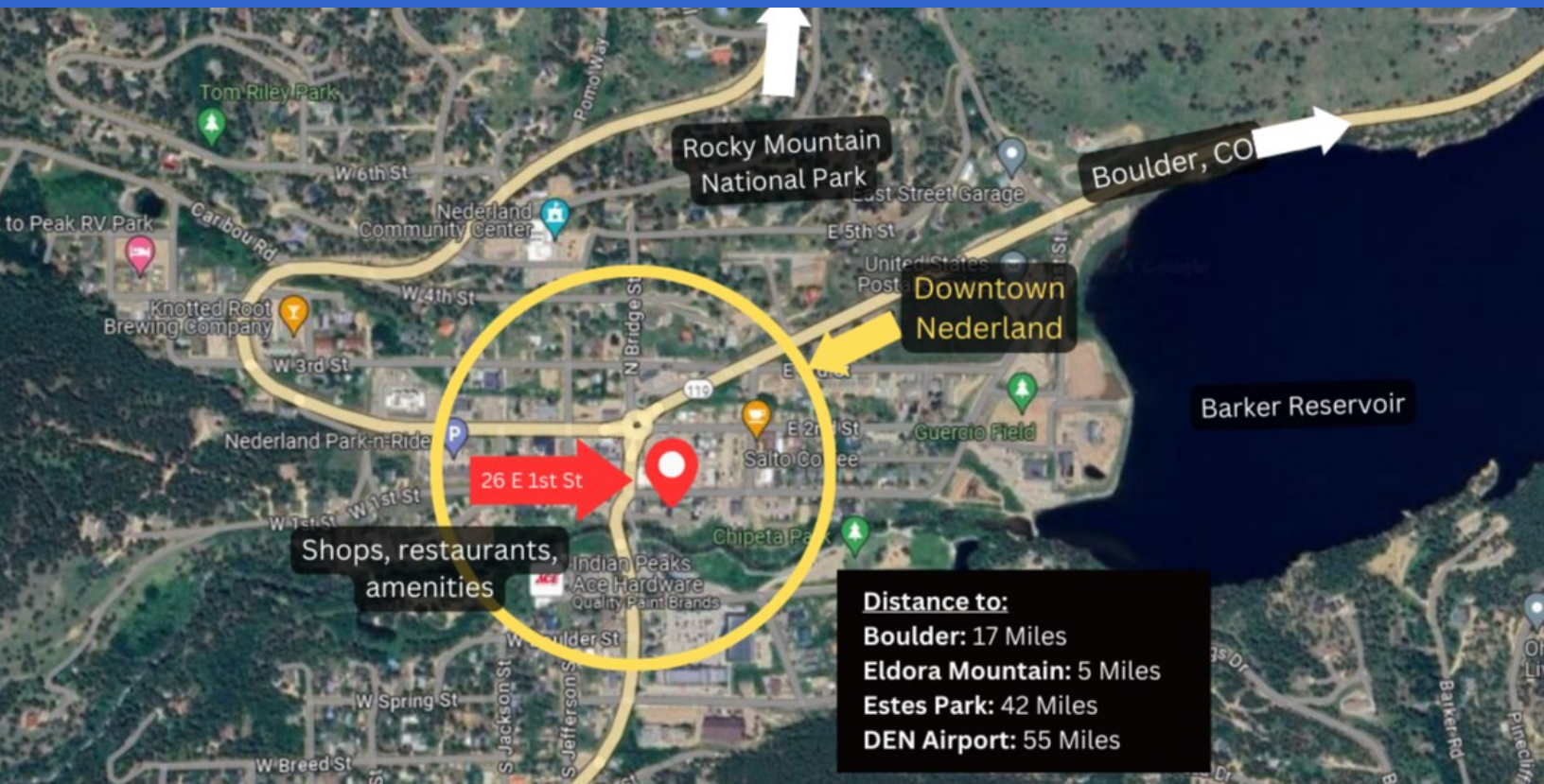
Broker Associate
Cell: 303.517.2585
nancy@boulderhomesource.com
For Showings contact Nancy



RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 80302 | 303.543.0625 | 303.499.1755 (fax)

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TRAFFIC COUNTS:

1st St & Bridge

- Avg. 8,032 Daily Volume

For More Information Please Contact

Demographics

2023 Est. Population
2028 Proj. Population

2023 Est. Households
2028 Proj. Households

2023 Est. Average HH Income
2023 Est. Median HH Income

2022 Est. Median Housing Value

1-mile

3-mile

5-mile

1,429
1,415

646
639

\$81,928
\$68,804

\$487,634

1,829
1,837

858
832

\$87,400
\$73,598

\$511,407

3,192
3,023

1,453
1,375

\$99,191
\$81,002

\$490,497

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