



IRES MLS # : 844592 **PRICE:** \$750,000
 2255 Big Thompson Ave, Estes Park 80517
SALE: COMMERCIAL/INDUSTRIAL / LAND **ACTIVE**
Locale: Estes Park **County:** Larimer
Area/SubArea: 11/5
Subdivision: Olympus Heights
Legal: Lot 36 & Lot 37 Amended Plat Lots 36 thru 41 Olympus Heights Subdivision

Built: 1980 **SqFt Source:** Licensee
New Const: No
New Const Notes:

Listing Comments: Prime commercial lot located on Colorado Highway 34. Zoned Commercial Outlying, which allows for many commercial uses. Great visibility and access. Heavily traveled highway connecting Estes Park with the Northern Front Range. Fantastic views. Two existing Buildings. West Building has 1,700 SF with 2 Overhead Doors and East Building has 560 SF.

Driving Directions: Property is located on the North side of Hwy 34, just Northwest of the intersection with Mall Road.

Property Features

Construction: Metal Siding **Roof:** Metal Roof
Commercial/Industrial Type: Incorporated Area **Location Description:** Evergreen Trees, Rock Out-Croppings, Outbuildings **Views:** Back Range/Snow Capped **Road Access:** State Highway
Road Surface At Property Line: Blacktop Road **Heating:** Forced Air **Cooling:** No Cooling **Utilities:** Electric **Water/Sewer:** No Water/Sewer
Ownership: Private Owner **Possession:** Owner Will Vacate **Tenant Pays:** All Operating Costs (used alone) **Flood Plain:** Minimal Risk
Possible Usage: Business, Commercial or Industrial
New Financing/Lending: Cash, Conventional, Owner Financing
Showing Instructions: Appointment Only

Lot SqFt: 93,005 **Approx. Acres:** 2.14
Elec: Estes Park **Water:** Estes Park
Gas: Xcel
PIN: **Zoning:** CO
Available Date:
Min/Max Vacant: **Floor Levels:**
Total Bldg SqFt: 2310
Total SqFt Leased:
Min SqFt Avail: **Max SqFt Avail:**
Potential Rental Income: \$30,000
Less Vacancy Rate: 0%
Effective Rental Income: \$30,000
Gross Operating Income: \$30,000
Property Taxes: \$3,266
Tax Year: 2016
Total Operating Expense: \$3,266
Net Operating Income: \$26,734
Cap Rate: 3.56 **Gross Rent Mult.:** 25

Contact: Thom Widawski **Phone:** 303-665-6500 **Mobile:** - **Email:** thom@veruscommercial.com
Office: Verus Commercial, Inc. **Phone:** 303-665-6500
LA: Thom Widawski **LO:** Verus Commercial, Inc.