

Broker 1 Page

2757 Colorado Boulevard, Idaho Springs, CO 80452 (Status: **Active**, Listing ID: 7267282)

County: **Clear Creek**
 Property Type: **Commercial Sale**
 Property Subtype: **Commercial Land**
 Year Built: **1938**
 Lease Amount:

List Price: **\$2,500,000**
 Original List Price: **\$2,500,000**
 Lease Considered: **No**
 Structure Type:
 Listing Terms: **Cash, Conventional, Owner Will Carry**

Listing Contract Date: **05/17/2024**Days In MLS: **15**Tax Annual Amt: **\$1,704**Tax Year: **2023**

Tax Legal Desc: **SUBDIVISION: IDAHO SPRINGS FAVIRE PL TR & TR N OF MINER & IMPS**
504/599 504/600 534/299

Building Information

Building Area Total (SqFt Total): **3,191**

Building Class:

Stories:

Exclusions: **Tenants personal belongings**

Site & Location Information

Lot Size: **0.71 Acres / 30,830 SqFt**

Lot Size Dimensions

Current Use: **Live-Work/Mixed-Use/Flex, Multi-Family, Residential, Warehouse**Lot Features: **Level, Near Ski Area, Subdividable**

Setbacks:

Adjacent Use: **Commercial, Live-Work/Mixed-Use/Flex, Multi-Family, Residential**Road Responsibility: **Public Maintained Road**Road Surface Type: **Paved**Road Frontage (Access) Type: **Public Road**Zoning: **Commercial**

Building (Complex) Name:

Parcel Number: **1835-364-00-012**

Water & Utilities

Water Included: **Yes**Water Source: **Public**

Sewer:

Public SewerUtilities: **Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected**

Financials & Expenses

Cap Rate: **0.00**

Cap Rate Calculation

ActualProjectedGross Income: **\$0**Gross Income: **\$0**Operating Expense: **\$0**Annual Expense: **\$0**Annual Net Income: **\$0**Annual Net Income: **\$0**Operating Expense Includes: **Maintenance, Real Estate Tax**

Parking

Parking Total: **0**Garage Spaces: **0**Offstreet Spaces: **0**

Public Remarks

One of the hottest lots in all of Colorado. Historic Idaho Springs is a booming hot spot. Over 22 million cars go by annually with people looking to get out of the big city. Highest and best use would probably be multi-family or mix use with retail. Across the street from the huge Argo development site which will include: pedestrian plazas, viewing decks, an observation trestle, an amphitheater...

Confidential Information

Private Remarks: Both lots are being sold together. Seller will not separate the lots. The property is being sold for the redevelopment land value even though there is some rental income. One of the houses can be shown. The others can be shown with an accepted offer.

Sale Type: **Either**CO-OP Compensation: **2.8%**Dual Variable: **No**Submitted Prosp: **Yes**

The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable. Contact listing broker for details.

Contract Earnest Check To: **Land Title**Possession: **Closing/DOD**Contract Min Earnest: **\$25,000**Listing Terms: **Cash, Conventional, Owner Will Carry**Title Company: **Land Title in Evergreen**

Ownership:

Expiration Date: **11/20/2025**

Showing Information

Showing Service: **ShowingTime**Showing Contact Phone: **3035737469** Show Email:**No Showings Until:**Showing Instructions: **Only the 2752 Miner house can be shown without a contract.**

List Agent

List Agent: **Joshua Spinner**Phone: **303-567-1010**List Office: **Clear Creek Realty Colorado LLC**Mobile: **303-825-2626**Email: **JOSHUASPINNER@GMAIL.COM**

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