



# 1117 Lincoln Avenue

Steamboat Springs, CO

## Downtown Mixed-Use Investment Property

Fully leased mixed use investment property in the heart of downtown Steamboat Springs on highly visible Lincoln Avenue. The 3,250 SF building is anchored by the well established Seedz Restaurant and includes a restaurant and commercial kitchen plus a 2 bedroom, 1 bathroom apartment, basement, and storage space. Leased on a NNN structure, the property provides stable income with minimal landlord responsibilities and two separate income streams.

The site offers excellent frontage, private off street parking, and walkable access to the Yampa River, Core Trail, Little Toots Park, and downtown amenities. Located in the Green Zone, the residential unit qualifies for short term rentals, creating additional upside alongside strong in place cash flow.

MLS# S1066423

Listed for:

**\$1,495,000 | \$460/SF**



**Greg Breslau**

BROKER-PARTNER | REALTOR®

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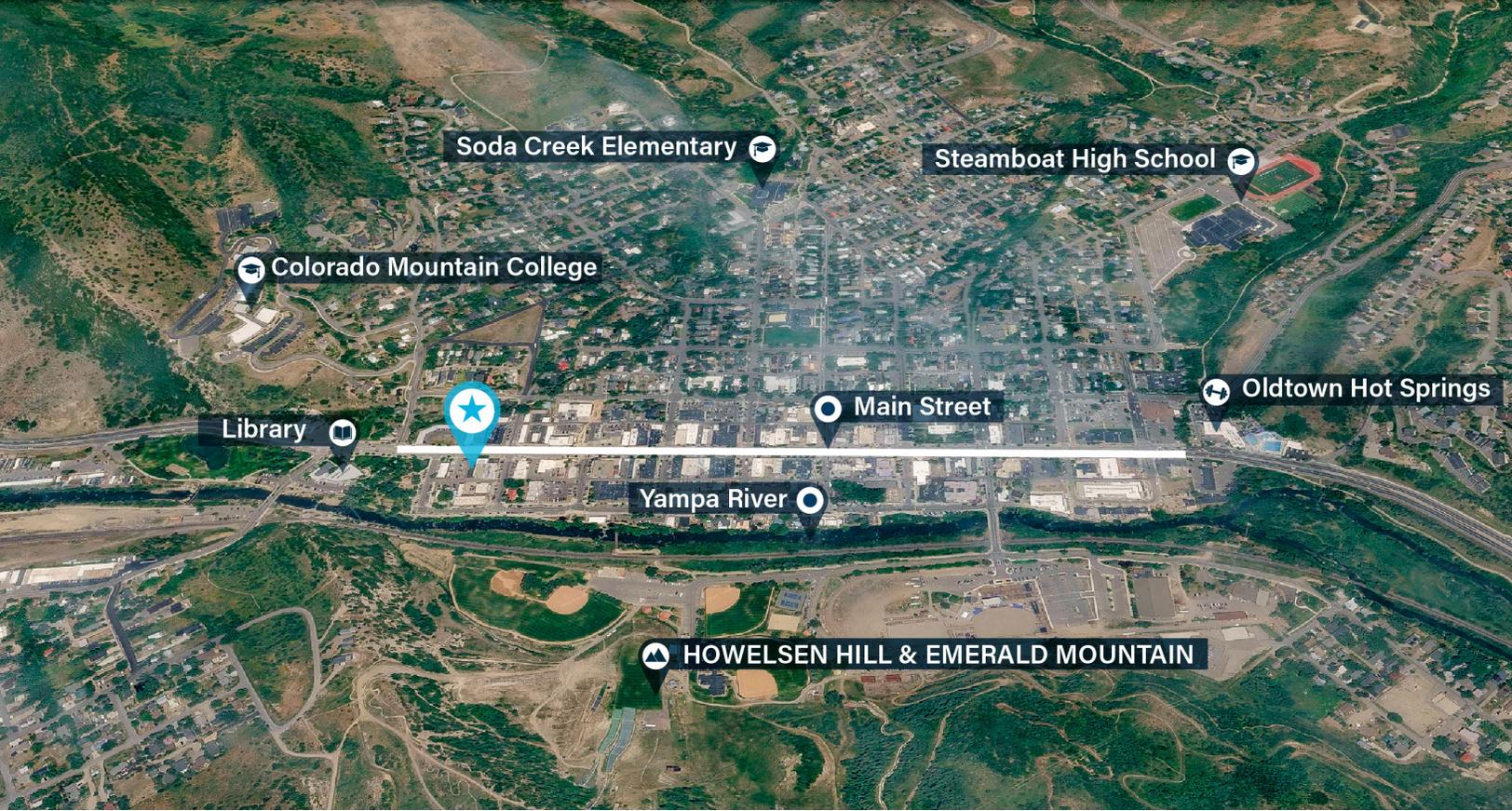
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**TheGroup**





## [Listing Highlights](#)

- Fully leased mixed use investment with stable NNN income
- Prime downtown Steamboat location with excellent visibility
- Two income streams with restaurant and 2Br/1Ba apartment
- Private off street parking with excellent frontage and access
- Green Zone location allows STR potential and future upside

Building Size .....	3,250 SF
Lot Size .....	0.17 Acres
Restaurant/Commercial Kitchen .....	1,650 SF
2Br/1Ba Apartment .....	800 SF
Storage/Basement Area.....	800 SF
Year Built .....	1961
Parking .....	Private Parking Lot
Lease Type .....	NNN

