



APRÈS WINTER PARK

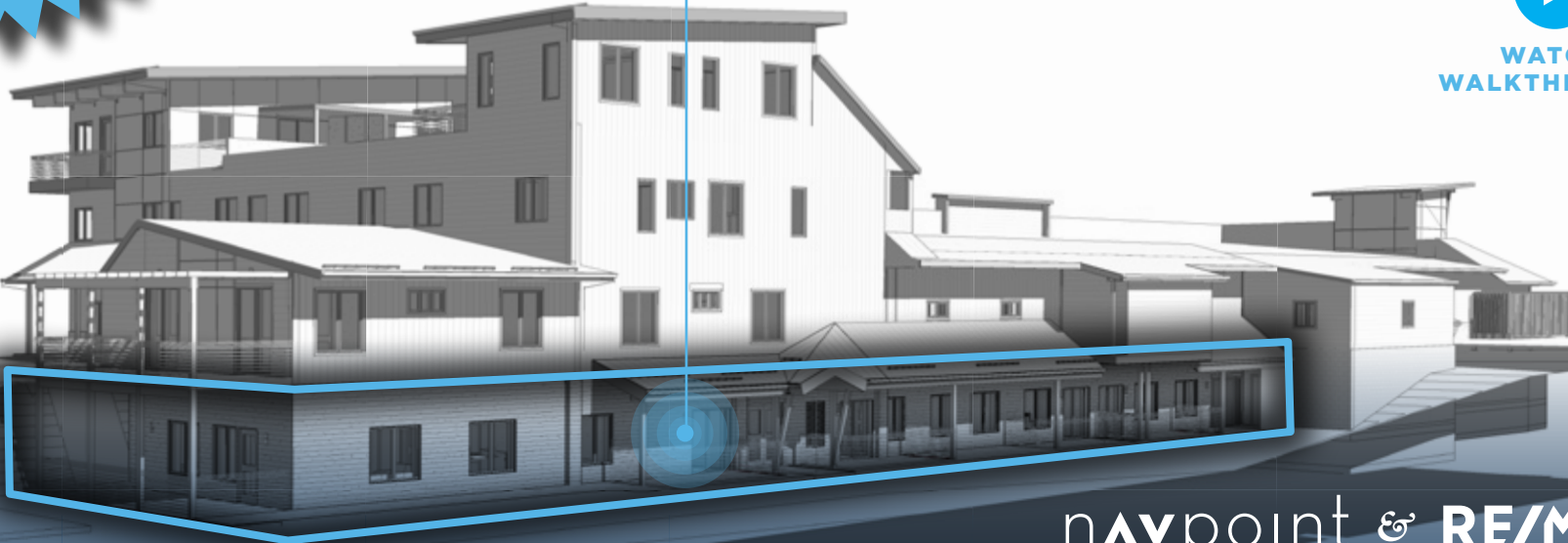
# RARE RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

12,144 SF AVAILABLE | DOWNTOWN WINTER PARK

COMMERCIAL  
SPACE OR 5  
READY TO BUILD  
RESIDENTIAL  
CONDOS



WATCH  
WALKTHROUGH



navpoint & RE/MAX

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# I EXECUTIVE SUMMARY



 WINTER PARK • COLORADO

# PROPERTY BREAKDOWN

\$

PURCHASE PRICE

**\$825,000**

\$

PRICE PER SQUARE FOOT

**\$68/SF**

🏠

UNIT 100-103

**12,144 SF**

RESIDENTIAL OR  
COMMERCIAL

BUILT IN  
2022

PART OF THE APRÈS WINTER PARK  
CONDOMINIUM ASSOCIATION

# EXECUTIVE SUMMARY

NavPoint Real Estate Group & ReMax have been exclusively retained to present this opportunity in downtown Winter Park, Colorado. This 12,144 SF commercial condominium unit sits on the lower level of the newly remodeled (2022) Après Winter Park Condominium project. Within walking distance of all the Winter Park has to offer, and just five minutes down the road from Winter Park Resort, this lower level is poised for either five residential condominiums or commercial space located in the heart of downtown Winter Park.



APRÈS  
WINTER  
PARK

Domino's

Ski Butlers

SOUTH + WEST  
PROVISIONS

BEAR  
BARCON

Newest Fruit  
PROVISIONS

The Sweet Life  
Candy Store

Stop 'n Save

HIGH COUNTRY DR



**7,500  
VEHICLES  
PER DAY**

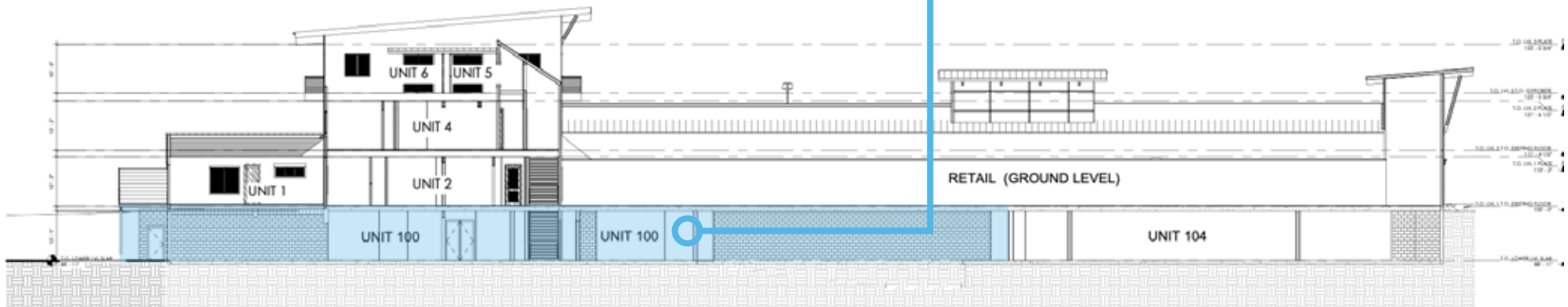
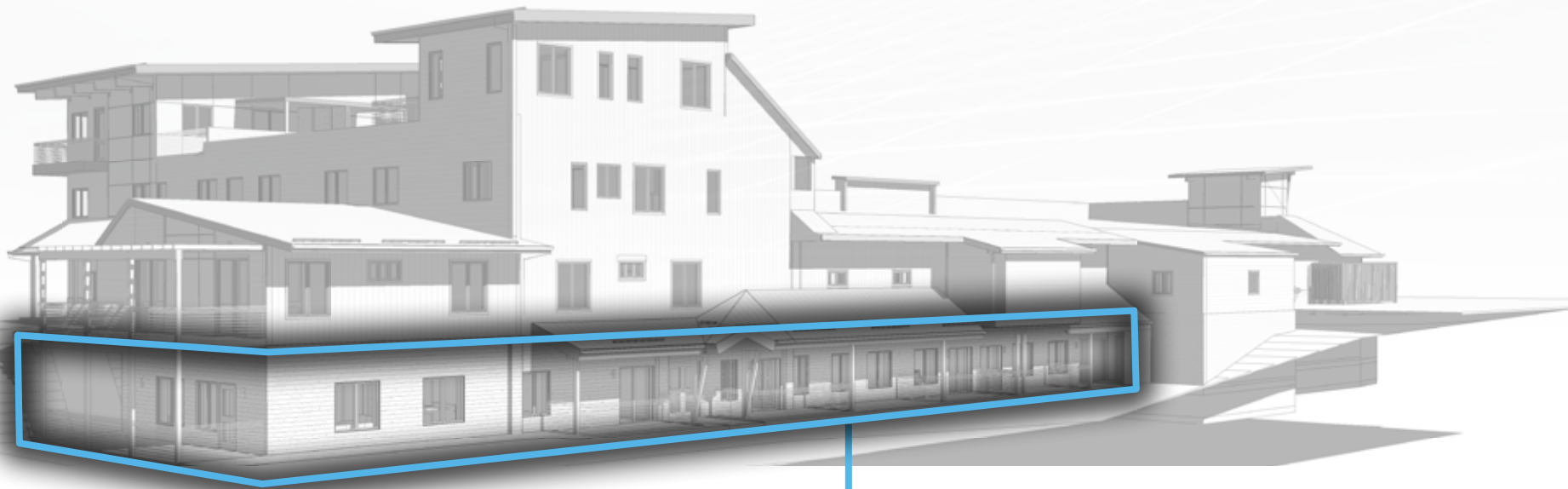
Winter  
park  
RESORT  
5 MIN SOUTH →

# II PROPERTY OVERVIEW



➤ WINTER PARK • COLORADO

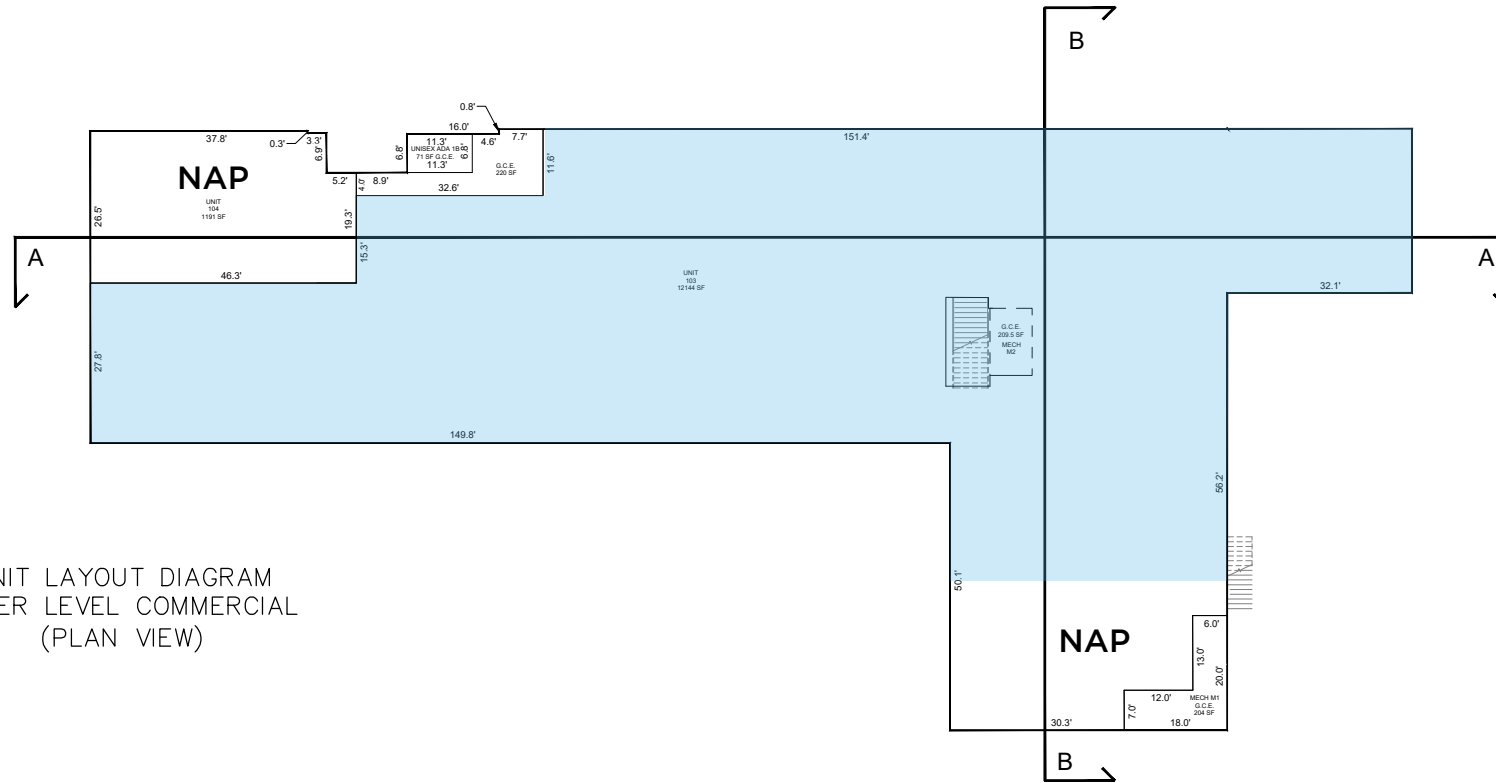






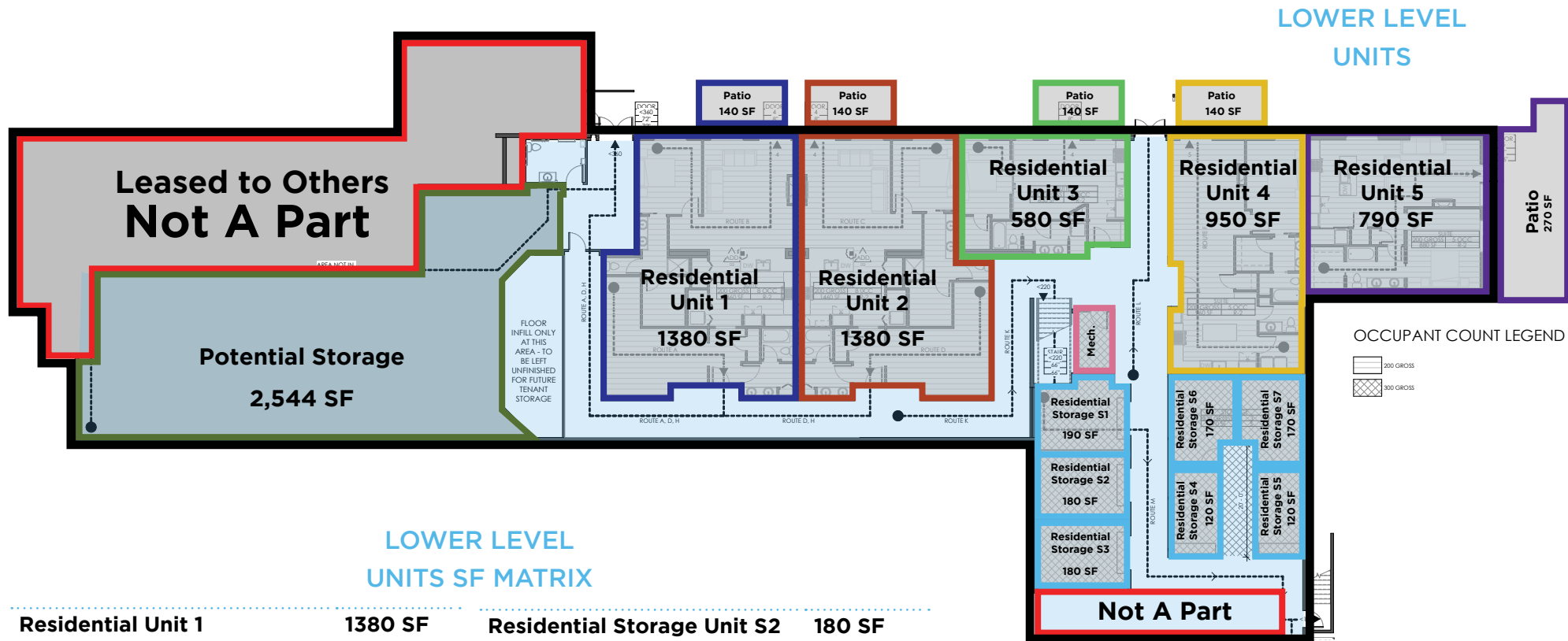
# AS-IS FLOORPLAN

## LOWER LEVEL UNITS 100-103



UNIT LAYOUT DIAGRAM  
LOWER LEVEL COMMERCIAL  
(PLAN VIEW)

# CONCEPTUAL RESIDENTIAL FLOORPLAN



**LOWER LEVEL UNITS SF MATRIX**

Residential Unit 1	1380 SF	Residential Storage Unit S2	180 SF
Residential Unit 2	1380 SF	Residential Storage Unit S3	180 SF
Residential Unit 3	580 SF	Residential Storage Unit S4	120 SF
Residential Unit 4	950 SF	Residential Storage Unit S5	120 SF
Residential Unit 5	790 SF	Residential Storage Unit S6	170 SF
Residential Storage Unit S1	190 SF	Residential Storage Unit S7	170 SF
		Potential Storage	2,544 SF
		Entire Lower Level	12,144 SF

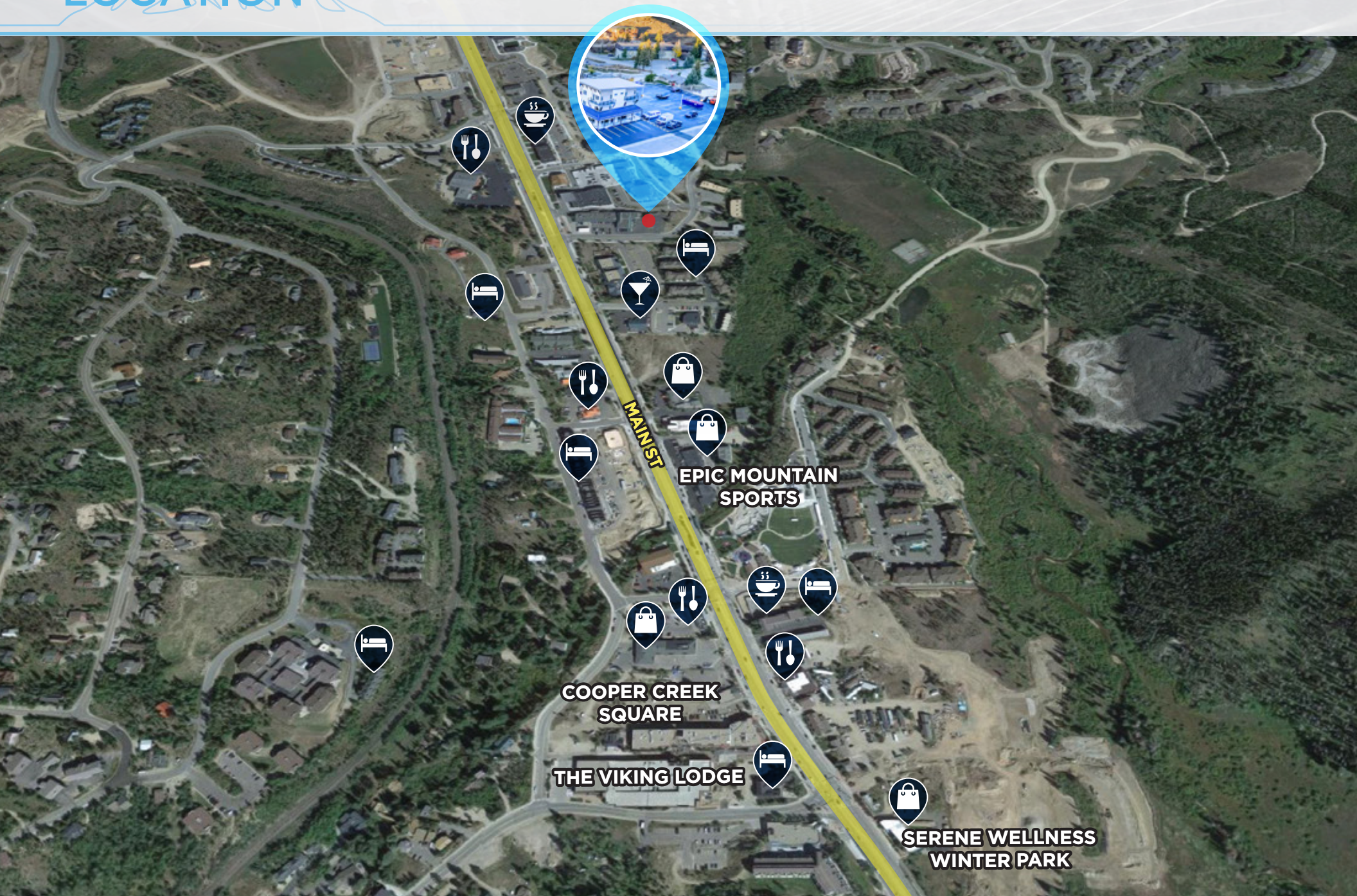
- Seller has invested over \$500,000 in the Unit
- Ground Plumbing Installed
- Architectural Floorplans Completed and Included in Purchase

# III LOCATION OVERVIEW



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# LOCATION



# WINTER PARK

**WINTER PARK, COLORADO**, is home to approximately 1,500 residents, making it a charming and close-knit community. The median age of the population in Winter Park is around 39 years, indicating a diverse mix of young professionals, families, and retirees. Winter Park is known for its safe and friendly environment, contributing to its appeal as a desirable place to reside. Residents enjoy a vibrant community spirit, fostered by numerous local events, festivals, and gatherings throughout the year.



# WINTER PARK

The region experiences a delightful mountain climate, with snowy winters and mild summers, making it an attractive destination for both winter sports enthusiasts and nature lovers. The region's picturesque landscape and proximity to world-class skiing, snowboarding, and outdoor activities attract both residents and tourists alike.



# WINTER PARK

## HOUSEHOLD INCOME

The median household income in Winter Park is \$65,000 per year, showcasing a stable and economically vibrant community.

## EDUCATION LEVEL

Winter Park boasts an educated population, with a significant percentage of residents holding at least a bachelor's degree, contributing to a skilled workforce.

## EMPLOYMENT OPPORTUNITIES

The area offers a thriving job market with a balanced mix of industries, including tourism, outdoor recreation, and local services.



# WINTER PARK

## **TOURISM IMPACT**

Winter Park's popularity as a sought-after winter destination significantly contributes to the local economy and provides opportunities for property investment.

## **LOCAL AMENITIES**

The town offers an array of amenities, including restaurants, shops, cultural events, and year-round recreational facilities, ensuring a high quality of life for residents.

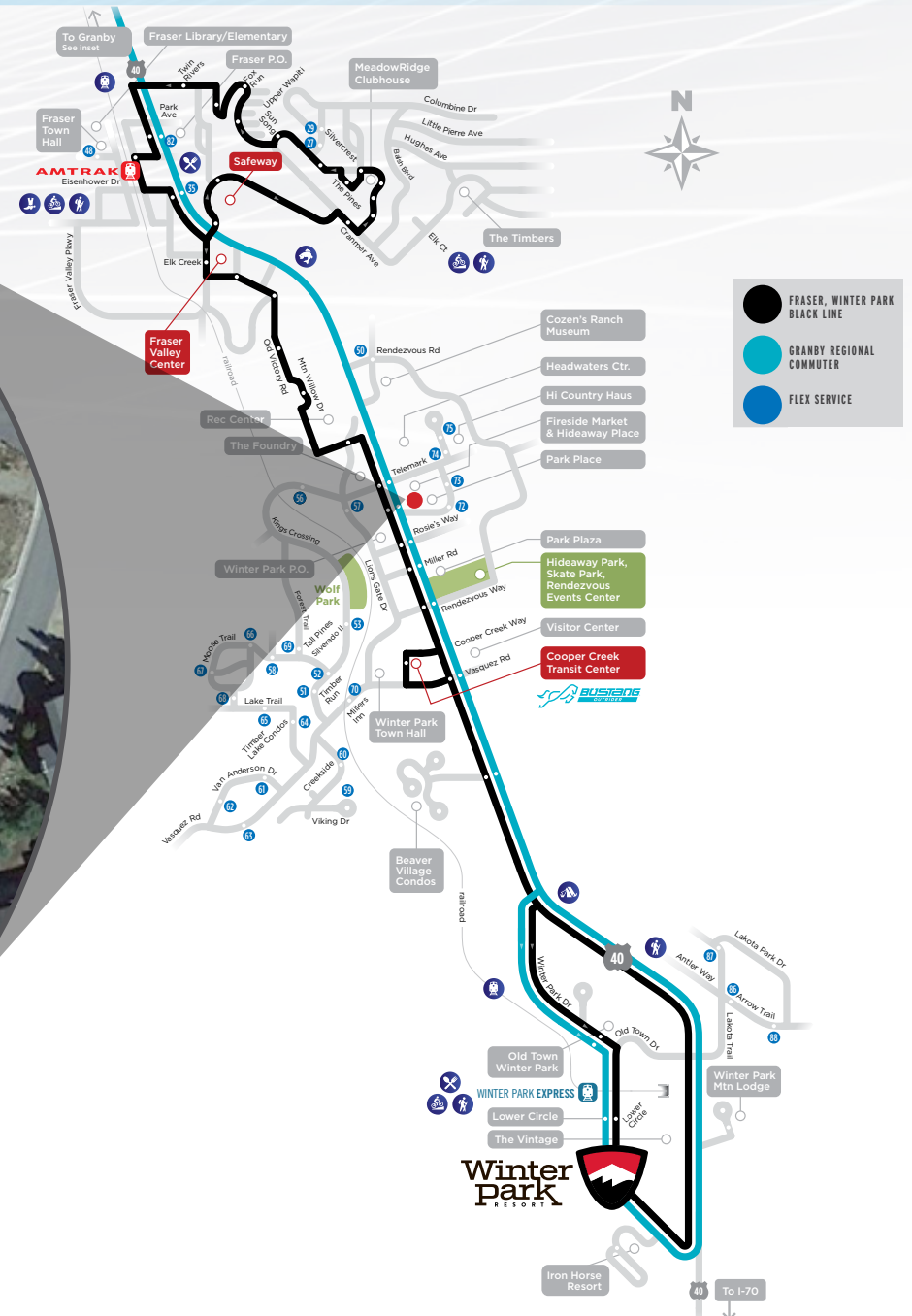
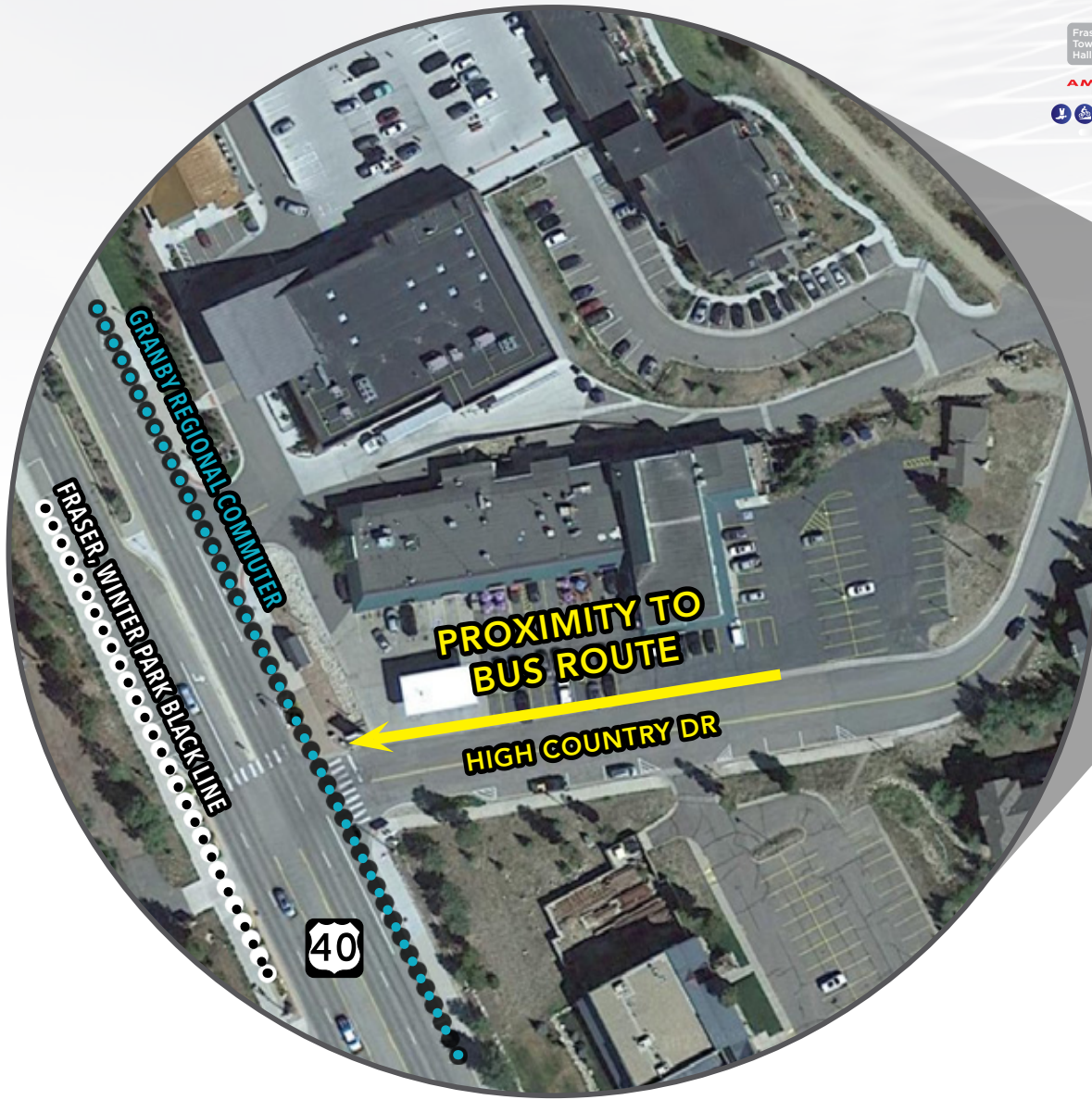
## **REAL ESTATE INVESTMENT POTENTIAL**

The town's steady growth, combined with its unique mountain charm, makes Winter Park an attractive prospect for real estate investors seeking long-term value and potential appreciation.





# WINTER PARK PROXIMITY TO BUS ROUTE | TO BASE OF SKI AREA



# ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 900 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER  
**\$1.34B**  
IN CLOSED TRANSACTIONS  
*Since 2011*



# APRÈS WINTER PARK

## RARE RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

12,144 SF AVAILABLE | DOWNTOWN WINTER PARK

navpoint  
REAL ESTATE GROUP

RE/MAX



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