



TELLURIDE
REAL ESTATE BROKERS



219 W Pacific Ave, Telluride

Priced at \$3,680,000 [MLS # 42451](#)

New build, free-standing restaurant space currently Petite Maison. This is a great opportunity for both investors and end users. It offers a strong value proposition with a prime location, attractive design, and promising income potential. Whether you want to generate rental income or start your own venture, this space ticks all the boxes for a successful investment. Rather than trying to generate a new restaurant space take the easy route and pick up this one. There may be an opportunity to purchase the business and the related furnishing and equipment.

- 1,700 SQ FT
- Built in 2020
- Prime downtown Telluride location
- Can also be transitioned into full residential

Please contact agent for all showings and allow 24 hours notice.

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Listing & Location Info

Sub-Type	Commercial Spaces	Realtor.COM Type	Commercial
Major Area	10	Area	Town of Telluride - 11 (Major Area 10)
Asking Price	3,680,000	County	San Miguel County
Lock Box	No	Short Sale	No
REO	No		

Keywords Info

# Of Tenants	1	Parking	On Street
Full Baths	0	Half Baths	2

General Info

Property Type	Commercial/Industry	Land SqFt	1,375
Nbr of Acres	0.03	Subdivision	None
Zoning	Residential/Commercial		
Legal	LAND IN BACK OF TIN SHOP BLDG E 27.5 FT OF LOT 4 BLK 4 TELLURIDE		
Est Finished SqFt	1,700	Source SqFt	Architect
Directions	Located on the north side of West Pacific between South Oak Street and South Fir Street. Currently Petite Maison.		
Year Built	2020		

Financing Info

BBC Comm	3	BBC Comm Type	%
Assessor's Acct #	R1010001145	Taxes	17,342.70
Tax Year	2023	Minimum Earnest	200,000
Possession	Subject to Lease	RETT	3% Telluride RETT
Lease Info 1	Petite Maison Lease	Lease Info 2	Contact Agent

Status Change Info

Status	Active	Sold Non-MLS	No
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Details

Utility Info:	Phone Lines: Regular Phone; Primary Heat: Forced Air; TV Service: Cable	Gas:	Natural
Disclosures:	Leased; RETT	Electric:	Power Company
Level:	Below Grade; Street Level	Appliances:	Commercial Kitchen
Roof:	Metal	Special Location:	Close to Gondola
Primary Heat:	Forced Air		
Water:	City		