



VERY RARE STANDALONE BUILDING IN EAGLE-VAIL

**40833 US-6**

Avon, CO 81620



AVAILABLE SF

3,633 SF



BUILDING SF

3,633 SF



LOT SIZE

0.14 ACRES

### PROPERTY HIGHLIGHTS

- Seller Carry Available with Reasonable Rates
- Sale Leaseback Available with a Proforma Cap Rate of 5.9%
- Ample Parking
- Prestigious locale
- New Plumbing and Electric



PARKING

12 SPACES



TAXES (2024)

\$19,195



YEAR BUILT/RENO

1983/2018

### PROPERTY DESCRIPTION

Very rare Owner/User commercial building being offered for sale in Eagle-Vail, Colorado. Minutes away from Vail ski resort and Beaver Creek ski resort. This freestanding building has 2,500 sf at ground level and 1,133 sf on the second level. Parking is ample with 12 spaces with the ability to add more parking. This building is ideal for an owner/user or ripe for mixed-use development by adding residential on additional floors. Building can be popped top to 35' for much needed housing in Eagle County. A complete re-gut to the studs with all permits completed in 2016. Newer 3 phase electrical with 700amps (to be verified). Newer membrane roof installed in 2017. HVAC system. Full kitchen upstairs and 3 bathrooms total in the building. Generous deck overlooking the mighty Eagle River with lush vegetation perfect for lunch gatherings. Seller Carry available with reasonable rates. Sale Leaseback also available with a proforma cap rate of 5.9%.



# PROPERTY SUMMARY



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## BRIAN CHIMILESKI

303.720.2848  
brian@madisoncommercial.com

## OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	0.14 Acres
Building Size:	3,633 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	423	4,771	10,858
Total Population	867	7,749	14,696
Average HH Income	\$59,305	\$48,992	\$60,586

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## LOCATION DESCRIPTION

SUBDIVISION: EAGLE-VAIL COMM SERVICE CENTER BLOCK: 1  
LOT: 1 AND:- LOT: 4 PART OF

## EXTERIOR DESCRIPTION

New wood siding was installed in 2018 to compliment the timeless flagstone for a fresh modern look. 12 parking spaces. Drive-In door for easy deliveries.

## INTERIOR DESCRIPTION

Newly refinished office building with upstairs owners quarters. New electrical panel and new plumbing. Contemporary modern design that would be suitable for service business or retailer.

## PARKING DESCRIPTION

12 parking spaces

## LOADING DESCRIPTION

Drive-in door

## PLUMBING DESCRIPTION

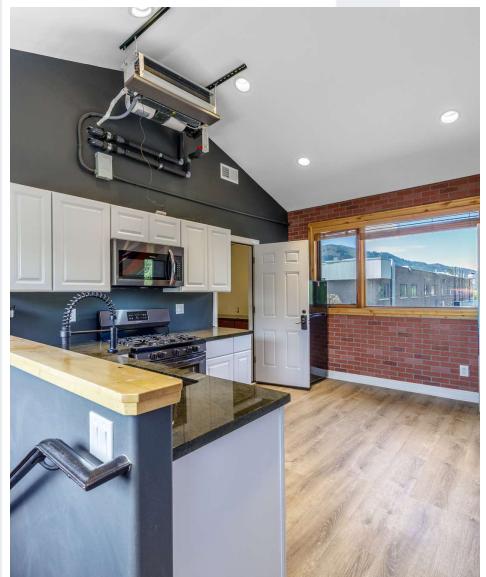
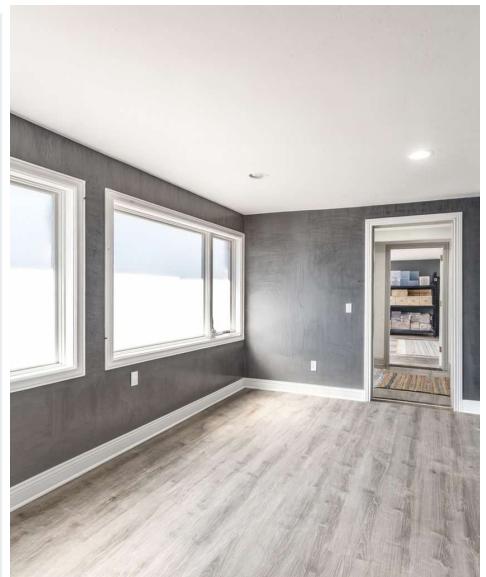
New

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## PHOTOS OF BUILDING



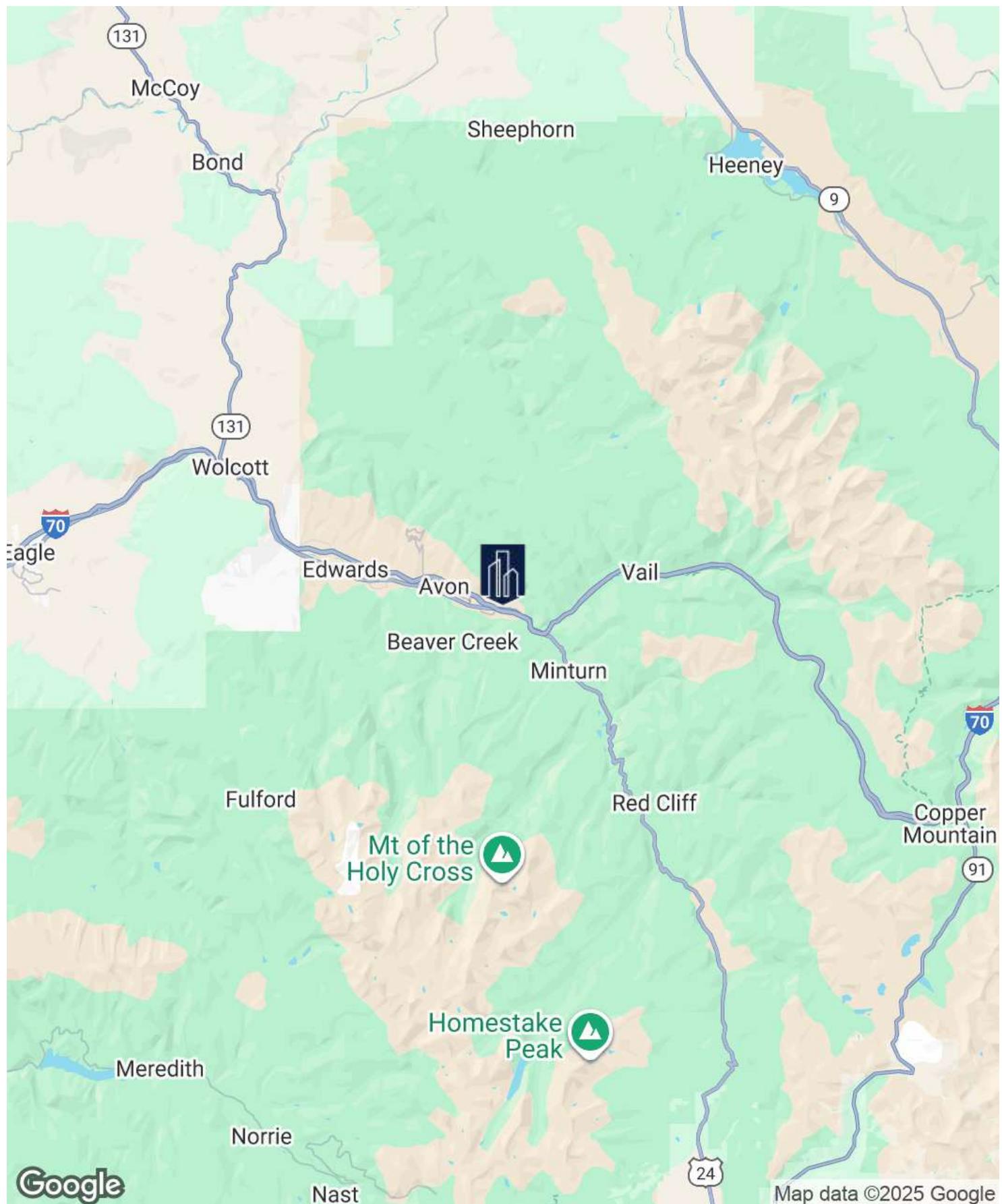
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 **MADISON  
COMMERCIAL  
PROPERTIES**

## REGIONAL MAP



Google

Map data ©2025 Google

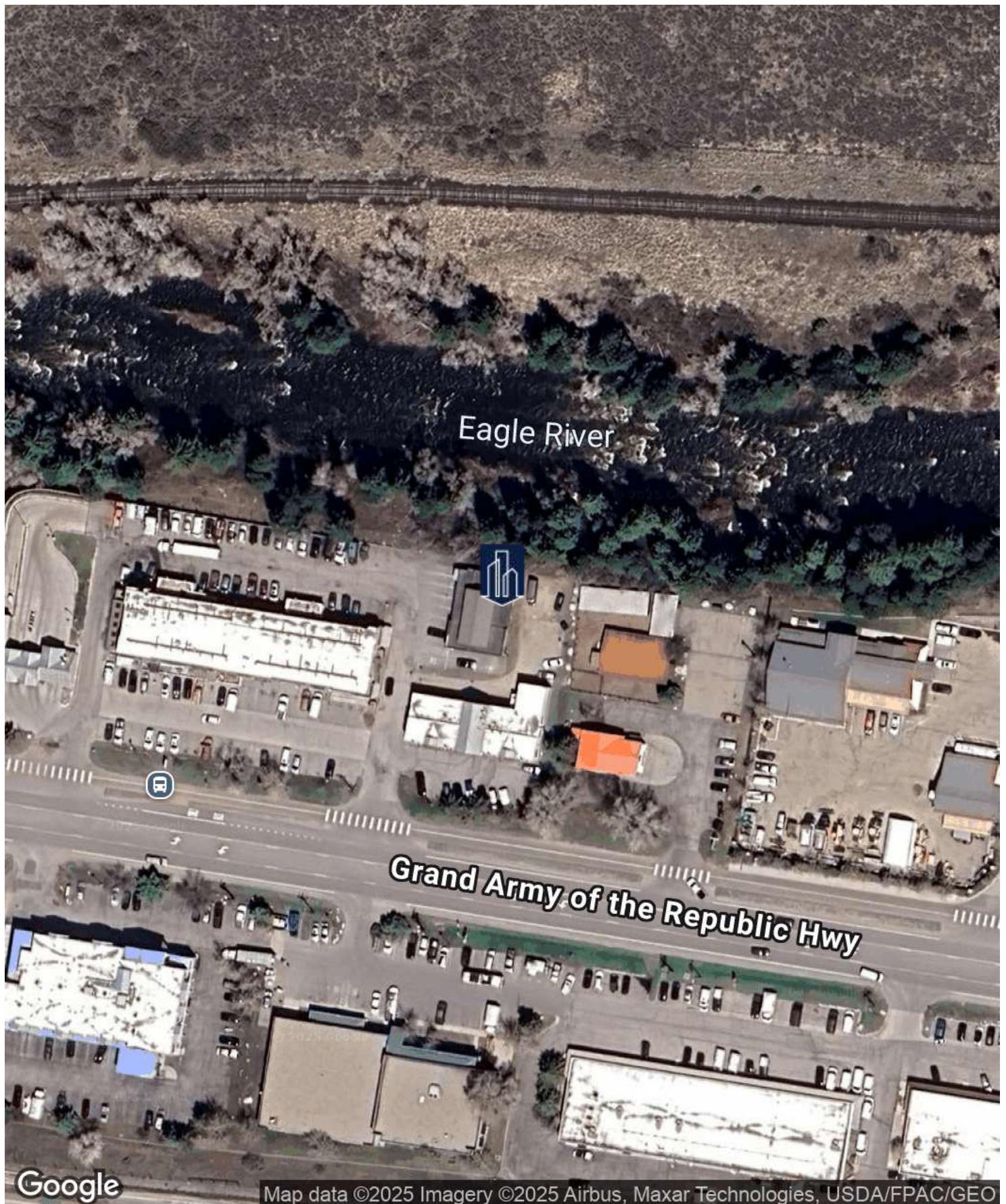
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## AERIAL MAP



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# INVESTMENT ADVISOR



## BRIAN CHIMILESKI

Commercial Real Estate Advisor

brian@madisoncommercial.com

**Direct:** 303.720.2848

## PROFESSIONAL BACKGROUND

Brian has worked with investors in a variety of asset types throughout his career. He has lived in Colorado for 26 years and has weathered multiple market cycles and coaches his clients accordingly. He specializes in working with business owners and CRE investors in the Denver market and along the I-70 corridor. He has keen marketing eye when listing properties and a tireless approach to finding his clients their next building or CRE project. Excellent customer service and prompt communication is fundamental to the way Brian works with his clients. Brian graduated from Saint Bonaventure University with a degree in communications and business. He enjoys spending time outside with his wife Sarah and daughter Claire.

## EDUCATION

BA in Business and Communications from Saint Bonaventure University

## MEMBERSHIPS

NAR, NCAR

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