



TELLURIDE
REAL ESTATE BROKERS



109 West Colorado Ave

Priced at \$4,698,000 MLS # 42676

The Historic Bank of Telluride Building, on Telluride's Main Street has both historic significance and re-development opportunity. The Bank of Telluride opened its doors in this new building February 22, 1920 and operated at this location until its failure in September of 1929 when bank president C.D. Waggoner executed an elaborate scheme to defraud New York Banks out of a half million dollars to pay the banks local debts and reimburse depositors. Today this gem has tremendous re-development opportunity including restoring the commercial, adding residential, parking, and storage. The front 42' of the building has an Architectural Facade and Preservation Easement with the Town of Telluride. Fully approved HARC plans for redevelopment.

- Currently 1,778 SQ. FT.
- 3,125 Land SQ. FT.
- Remarkable property in prime location

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

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Telluride Real Estate Brokers
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Telluride, CO 81435



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MLS #42676

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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	4,698,000	County	San Miguel County
Lock Box	No	Short Sale	No
REO	No	Lot #	55
Historical Qualifctn	Contributing		

Keywords Info

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

General Info

Property Type	Commercial/Industry	Land SqFt	3,125
Nbr of Acres	0.07	Subdivision	None
Zoning	Historic Commercial		
Legal	Lot 55, Block 5 Telluride		
Est Finished SqFt	1,778	Source SqFt	Assessor
Directions	Historic Bank Building on North side of Colorado Ave between Pine and Fir Street.		
Year Built	1920	Year Remodeled	19972018
View 1	Ski Area	View 2	Ballard

Financing Info

BBC Comm	3	BBC Comm Type	%
Assessor's Acct #	R1010003590	Taxes	46,972
Tax Year	2023	Minimum Earnest	200,000
Possession	Delivery of Deed	RETT	3% Telluride RETT
Lease Info 1	Summit Shade Sports		

Status Change Info

Status	Active	Sold Non-MLS	No
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Details

Utility Info:	Phone Lines: Regular Phone; Primary Heat: Combination	Sanitation:	Sewer
Disclosures:	RETT	Primary Heat:	Baseboard; Electric; Forced Air
Construction:	Brick; Frame	Water:	City
Substructure:	N/A	Gas:	Natural
Exterior Finish:	Stone; Wood (Painted)	Electric:	Power Company
Roof:	Other	Special Location:	Main Street