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203 & 205 4TH ST
WINDSOR, CO 80550

Space Available:
203: 1,250 SF
205: 1,250 SF

Lease Rate:
$27.00/SF NNN

NNN Rate:
$14.68/SF NNN
*2026 estimate

Equivalent Gross Monthly Per Unit: $4,341.67

RETAIL SPACES IN THE HEART OF WINDSOR FOR LEASE

SHORT DISTANCE MAIN STREET

PRIME DOWNTOWN LOCATION

CONTACT: Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com
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203: AERIALS & UNIT PHOTOS

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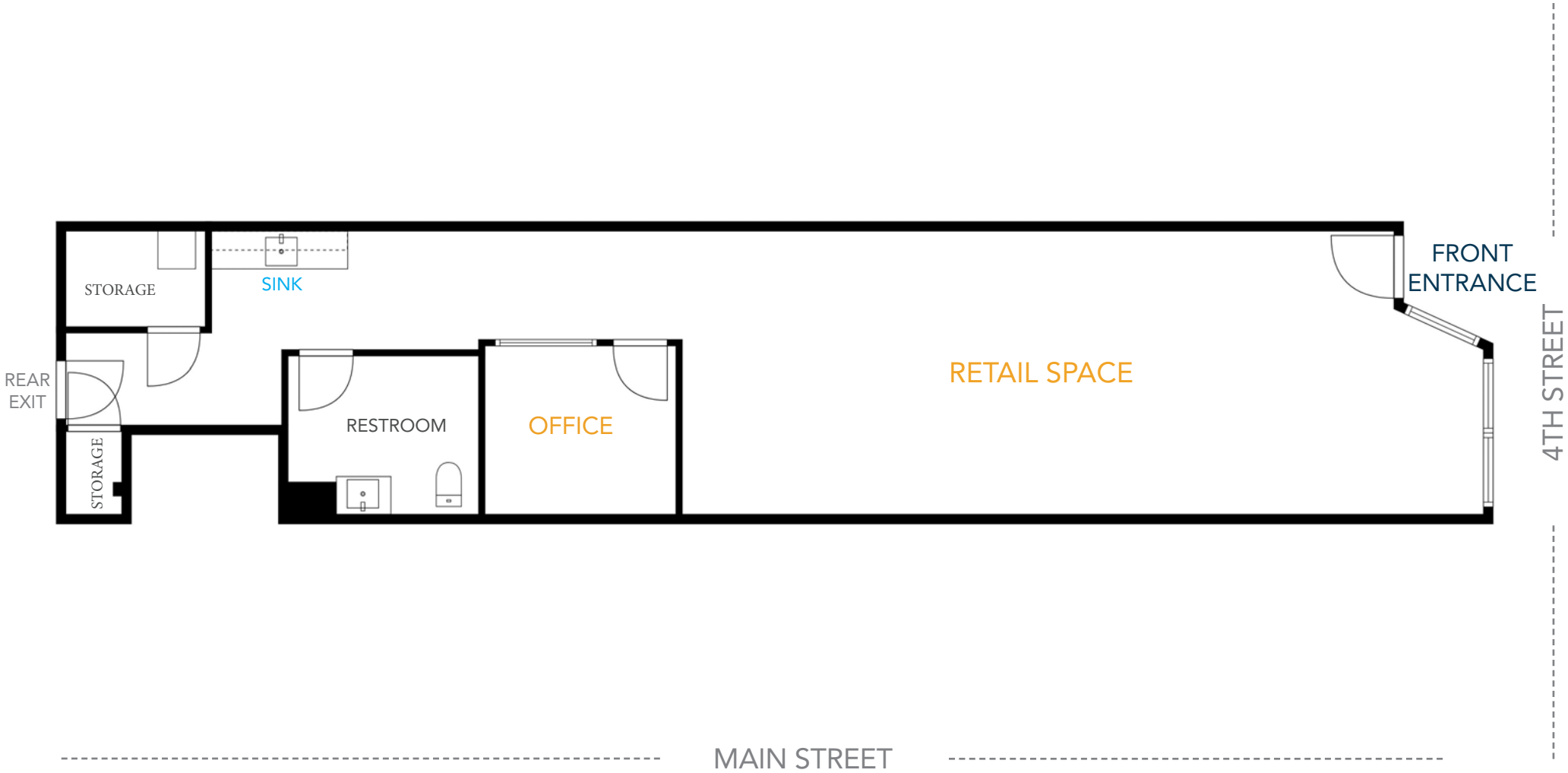
203: PROPERTY FLOORPLAN



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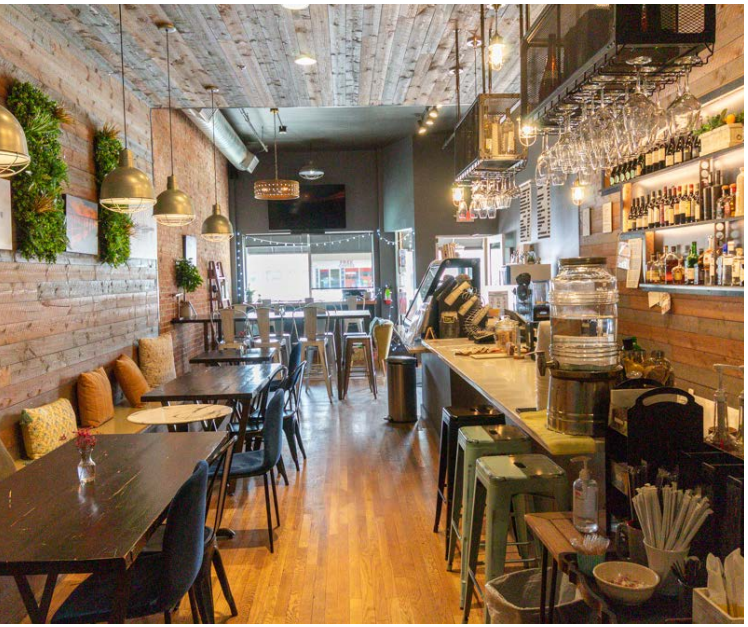
205: AERIALS & UNIT PHOTOS



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205: PROPERTY FLOORPLAN

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PROPERTY DETAILS

Utility Providers

Electric	**City of Windsor** (billed back)
Gas	**Xcel Energy**
Water & Sewer	**City of Windsor** (billed back)
Trash	**Fuzion**
Internet	**Comcast**

Construction

Heat Type	**Central**
Air Conditioning	**Central**
Parking	**Shared Street Parking**
Building Signage	**Yes**
Unit 203: Restroom Count	**One**
Unit 203: Office Built	**One**
Unit 205: Kitchenette	**Minor Kitchen Buildout**
Unit 205: Restroom Count	**Two**

Demographics & Traffic Counts

Traffic Count	**15,747 approx VPD***

*Source: CoStar 2026

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Link to Google Maps

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.