



454 MAIN ST. LYONS, CO 80540

2335 SQ. FT Commercial Building

RETAIL OR OFFICE SPACE - FULLY LEASED

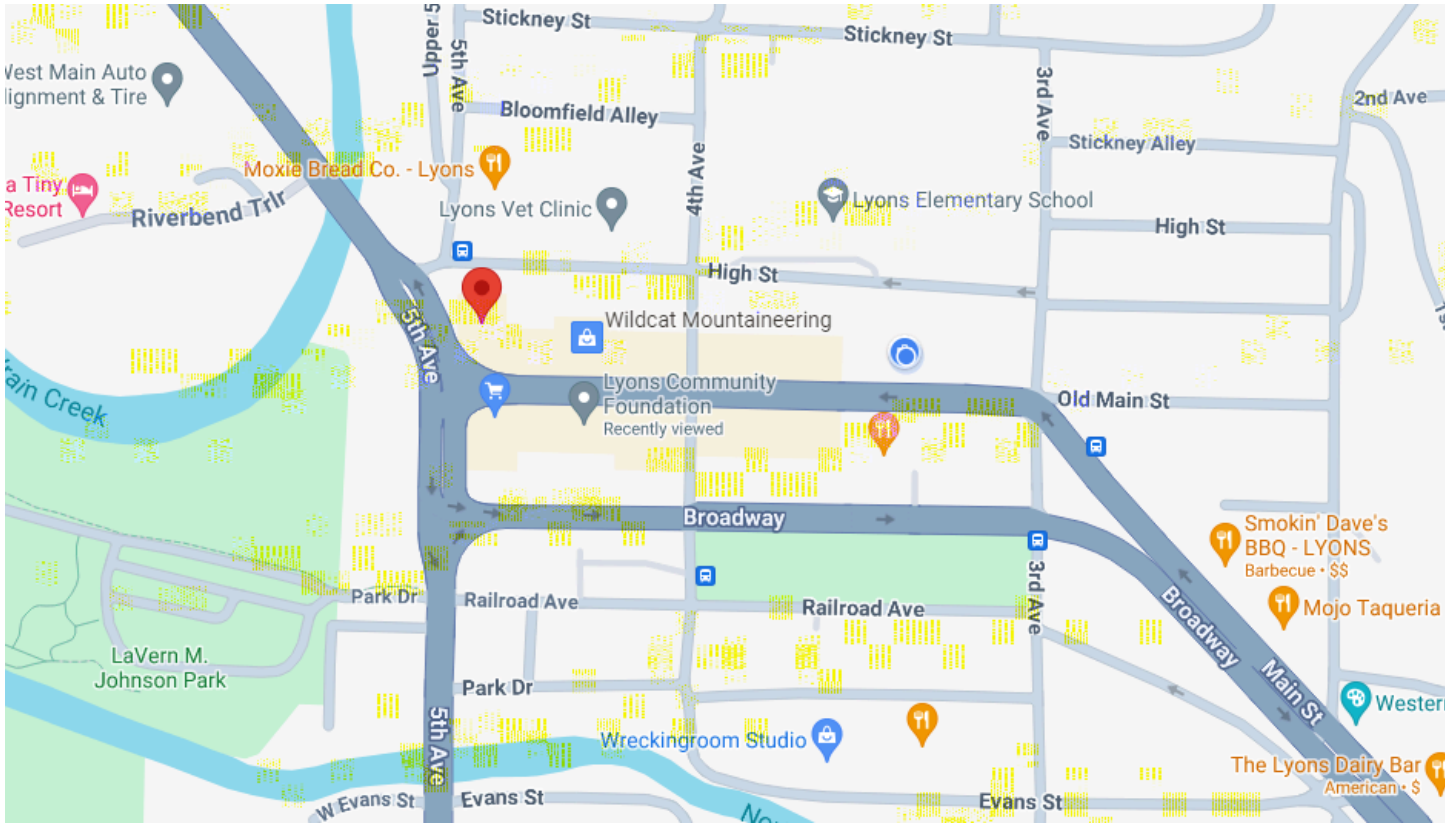


OVERVIEW

Well-built and well-located retail/office building in a high-visibility location on the corner of Main St./Highway 36, 5th Avenue, and High Street! Potential for mixed use residential/commercial space. Main level currently leased to Redstone Cyclery, 2nd floor is currently laid out with four individual office rental units + bathroom, with a separate entrance. Office spaces on month-to-month leases. Building has a Main St. address but actually fronts onto High St. Ample parking both in front and rear of building. ILC available upon request.

<u>PROPERTY HIGHLIGHTS</u>	<u>PROPERTY SUMMARY</u>
High visibility location	Asking Price: \$795,000
Fully leased	Year Built: 1995
Parking in front & rear of building	Lot Size: 6,098
Mixed use potential	Building SQFT: 2,335

STREET MAP



High-visibility location on corner of Main St./Highway 36, 5th Avenue, and High Street

FINANCIAL SUMMARY

- Asking Price: \$795,000
- Price/SQFT: \$340.47
- Potential Rental Income: \$54,000

Gross Operating Income: \$54,000	Property Taxes: \$20,150
Total Operating Expenses: \$23,650	Building Insurance: \$2,500
Net Operating Income: \$30,350	Utilities: N/A
Cap Rate: 3.82	Gross Rent Multiplier: 14.72

COMMUNITY OVERVIEW

Nestled in the foothills of Northern Colorado, Lyons is known as the Double Gateway to the Rockies. From tubing and kayaking in the beautiful St. Vrain river right in the middle of town, to world class hiking, biking, and fishing, to old-fashioned community events, intimate summer concerts and internationally renowned music festivals at Planet Bluegrass-it's all here in beautiful Lyons, Colorado

LYONS DEMOGRAPHICS:

- Population: 2,261
- Median HH Income: \$111,982
- Median Age: 46.4
- Households: 875

COMPANY SUMMARY

Gateway Realty Group is an independent family run and locally owned real estate company led by Dan Siddall located on Main St in Lyons, CO.

- 30+ Years Connecting Sellers & Buyers
- 20+ Years Living in Lyons, CO



DAN SIDDALL
BROKER/OWNER
303-918-8400
siddall@realtor.com

Since 1983, the founder of Gateway Realty Group, Dan Siddall, has assisted clients in every area of our local market. He has extensive experience assisting clients with whatever their needs may be. Dan is an active member in the community, serving as Board Member President to the Lyons Chamber of Commerce as well as actively supporting both the Lyons Community Foundation and LEAF - Lyons Emergency Assistance Fund.