



## 228 West Colorado Ave

**Priced at \$9,980,000**

**MLS #43265**

What an opportunity for a large commercial building in a prime location in down town Telluride with a 4.9% cap rate(net) at the ask price of \$9,980,000. Previously approved HARC plans for a full redevelopment, these plans have expired however provide a great example of what could be pursued again for redevelopment. Prime location in Town Town Telluride, this is the whole package.

- Currently 9,192 SQ. FT.
- 4,250 Land SQ. FT.
- .10 Acres
- 100% occupancy
- 9 tenants total with strong leases



228 W COLORADO Avenue, Telluride, CO 81435

MLS #43265

Prime Commercial Property in Downtown Telluride Exceptional Cap Rate & Redevelopment Potential. Discover an unparalleled investment opportunity in the heart of downtown Telluride. This premier commercial property offers a high cap rate, ensuring strong cash flow and long-term value appreciation. Situated in a spectacular, high-traffic area, it is surrounded by thriving businesses, world-class dining, and the stunning San Juan Mountains. With redevelopment potential, investors can enhance and modernize the space, maximizing opportunities for a residential penthouse, or mixed-use development. The combination of immediate revenue generation and future growth prospects makes this a rare gem in one of Colorado's most sought-after destinations. Don't miss out—contact us today!

#### Listing & Location Info

Sub-Type	Commercial Spaces	Realtor.COM Type	Commercial
Major Area	10	Area	Town of Telluride - 11 (Major Area 10)
Asking Price	9,980,000	County	San Miguel County
Lock Box	No	Short Sale	No
REO	No	Lot #	24R
Historical Qualifctn	Non-Rated		

#### Keywords Info

# Of Tenants	10	Parking	4 Car
Full Baths	0	Half Baths	5

#### General Info

Property Type	Commercial/Industry	Land SqFt	4,250
Nbr of Acres	0.10	Subdivision	None
Zoning	Commercial		
Legal	LOT 24R BLK 4 TOT REC NO 450664 PB1 PG4966 OCT 4 2017 LOTS 24 AND W 9 FT OF LOT 26 BLK 4 TELLURIDE		
Est Finished SqFt	9,192	Source SqFt	Assessor
Directions	On the South side of Colorado Ave between Oak and Fir, building that occupies Hook etc.		
Year Built	1972		

#### Financing Info

Assessor's Acct #	R1010004413	Taxes	47,074
Tax Year	2024	Minimum Earnest	300,000
Possession	Delivery of Deed	RETT	3% Telluride RETT
Lease Info 1	Contact Agent		

#### Status Change Info

Status	Active	Sold Non-MLS	No
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#### Details

Utility Info:	Phone Lines: Regular Phone; Primary Heat: Elec Base	Special Location:	Main Street
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Disclosures: RETT