

INVESTMENT OR OWNER/USER OPPORTUNITY

FERNCLIFF RETAIL CENTER

1083 HIGHWAY 7

ALLENSPARK, CO 80510



REAL ESTATE FOR SALE: \$1,200,000
BUSINESS FOR SALE: INQUIRE WITH BROKER

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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Principal & Managing Broker

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CO - ER100016698, TX - 759206

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PROPERTY SUMMARY

Ferncliff Retail Center
1083 Colorado 7 | Allenspark, CO 80510

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Design Highlights

Est. Price:	\$1,200,000
Property Type:	Retail/Office
GLA:	10,992 SF
Gas/ Conv.:	3,392 SF
Retail/Office:	7,600 SF
Acres:	1.21 ac
Year Built:	1975
Well/ Septic:	Yes
Zoning:	Commercial (B)
County:	Uninc. Boulder
Parking Spaces:	30

Property Overview

Located Allenspark, CO, this unique 1.21-acre commercial property offers approximately 10,992 square feet across two meticulously restored and maintained structures in a highly desirable mountain resort setting. The property currently functions as a multi-use retail and community hub, including a convenience store with substantial storage, liquor store, laundromat, fitness center, restaurant, and additional leased commercial suites. The property also includes extensive infrastructure upgrades, including a state-approved public water system and current septic permits. With limited nearby competition the property presents a rare opportunity for an owner-user or investor seeking a versatile commercial asset in the heart of Colorado's Front Range mountains.

Location Overview

Located along Colorado Highway 7 in Allenspark, the property occupies a highly desirable mountain location on the southeast boundary of Rocky Mountain National Park, surrounded by campgrounds, cabins, wedding venues, park access points, and a growing residential base. Its position along this scenic Front Range corridor provides strong exposure to both local residents and the significant year-round recreational and tourism traffic traveling between the surrounding mountain communities and Rocky Mountain National Park. With the next nearest gas station approximately 20 miles away, the location serves as an important commercial and community hub for the broader Allenspark area.

PROPERTY PHOTOS

Ferncliff Retail Center

1083 Highway 7 | Allenspark, CO 80510

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PROPERTY PHOTOS

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AERIAL MAP

Ferncliff Retail Center
1083 Highway 7 | Allenspark, CO 80510

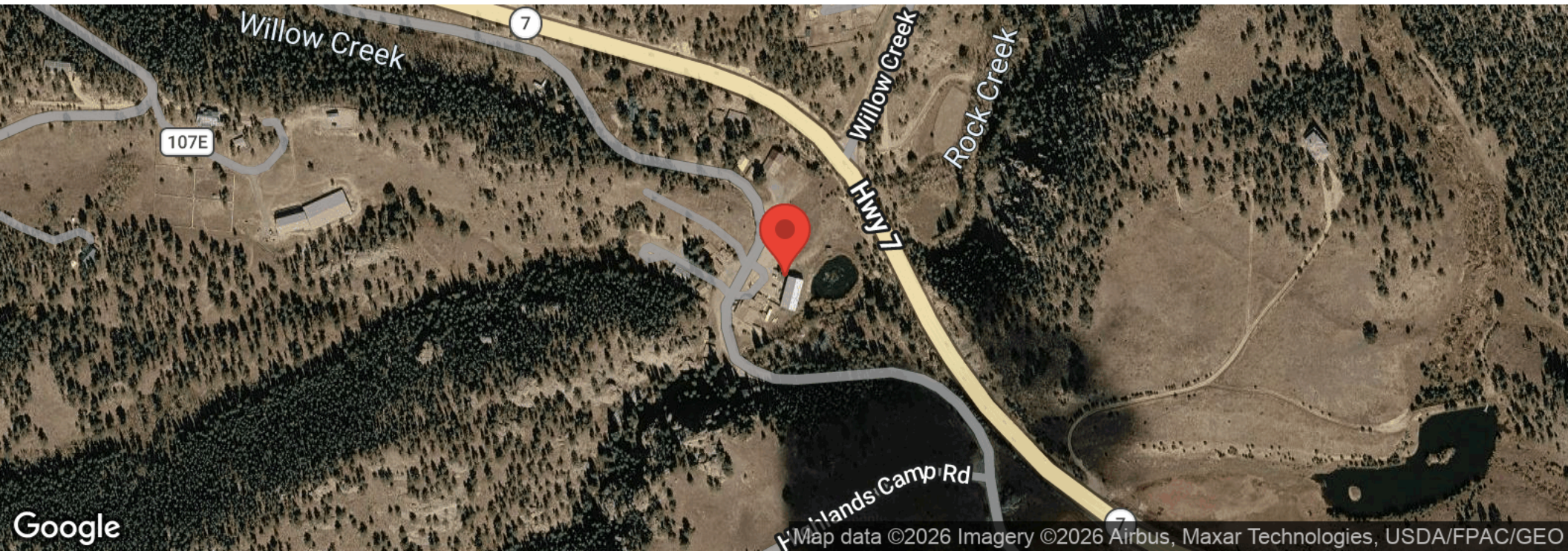
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LOCATION MAPS

Ferncliff Retail Center
1083 Highway 7 | Allenspark, CO 80510

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Phil Kubat
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Phil Kubat is the Principal & Managing Broker of Transworld Commercial Real Estate. Under Kubat's leadership and 15+ years of experience, stemming from roles at Transworld Commercial Real Estate, Covenant Property Group, and CoStar, Transworld Commercial Real Estate serves as a strategic partner to clients for their commercial real estate acquisitions and dispositions.

As a commercial agent, Phil is responsible for providing clients with a streamlined and unparalleled service experience. Phil's clients will benefit tremendously from his partnership with Transworld Business Advisors – Rocky Mountain, Colorado's top business brokerage firm, by providing a holistic suite of services for professionals and entrepreneurs from a collaborative team environment.

In his off hours, Phil enjoys hiking, skiing, golfing, and living life to the fullest alongside his family and friends.