

730 MAIN STREET, SILT

TOWN OF SILT



Western Charm in Silt!!! **Priced at \$460,000**

Your next great business address is here—stylish, functional, and infused with Silt's Western charm. Step inside to a welcoming lobby that leads to four private rooms—ideal for offices, treatment rooms, or creative workspaces. A full kitchen, complete with a dishwasher, serves as a convenient break room or shared workspace hub for your team. Set in the charming and fast-growing town of Silt, this property offers excellent visibility and walkability. The perfect blend of Western flair and simple modern style in this versatile commercial space located in the heart of downtown Silt. Bring your expanding business to a community that's ready to support your next chapter—right in the center of it all!





Meg Rouse

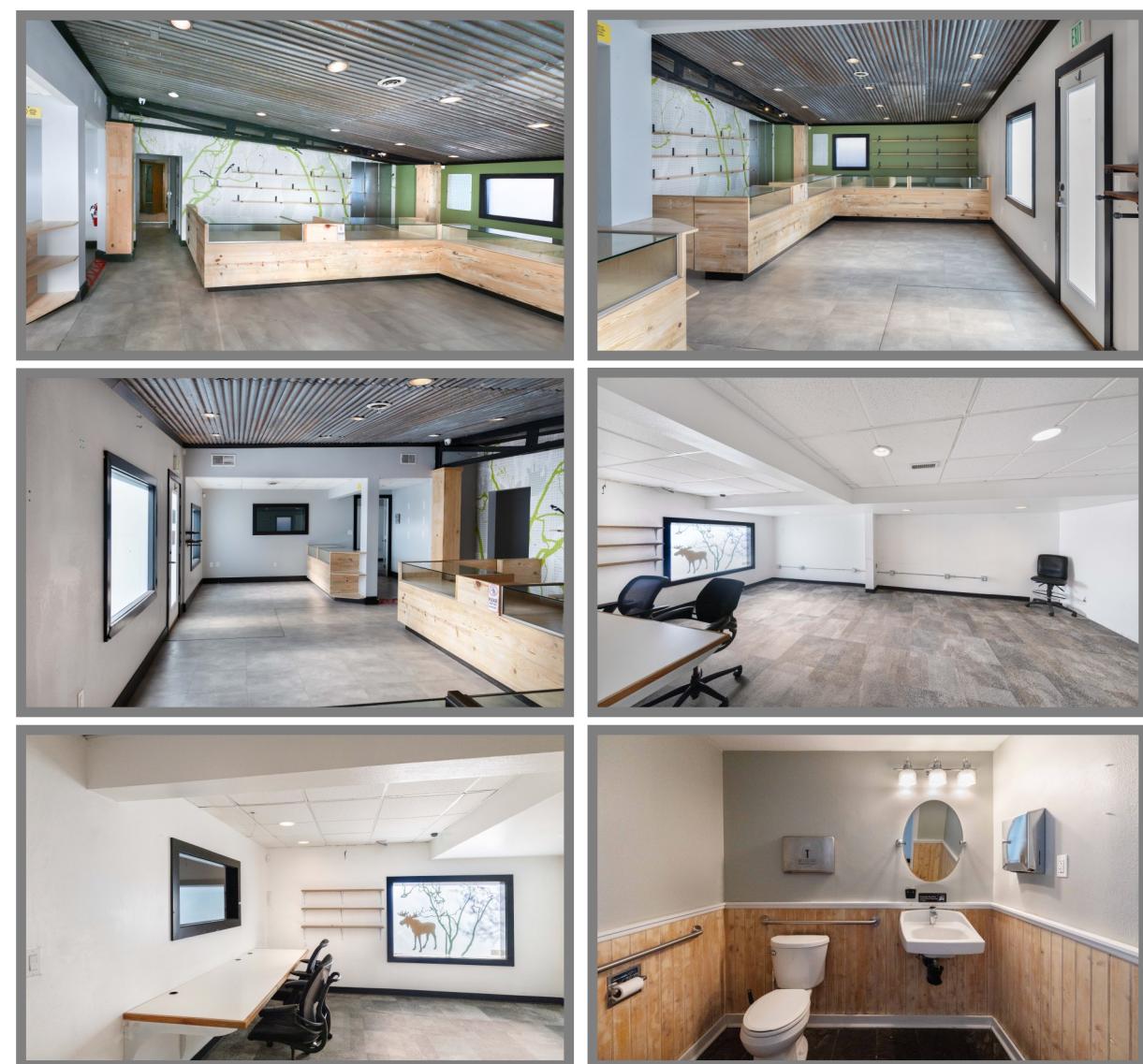
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Commercial Only

Bathrooms	1 full, 1 half
Sq. Ft.	2,435
Lot Sq. Ft.	4791 (0.11 acres)
Terms	Cash, new loan
Year Built	1972
Remodeled	2024
Heat	Forced air, natural gas
Taxes	\$3,272.70 / 2024
Features	Fenced backyard Up to 4 rear parking spaces Modern interior western charm
Inclusions	Dishwasher, microwave, Refrigerator, washer, dryer, Range, oven
Earnest Money	\$10,000
To	Title Company of the Rockies
MLS#	190992

****Lease Option \$3565.00 includes NNN**

Price \$460,000



The Property Shop • 970.947.9300 • 1117 Grand Avenue • Glenwood Springs, CO 81601 • www.propertyshopinc.com

While the information and figures above are believed to be reliable, the providing broker cannot guarantee their accuracy.

Cooperating Broker Compensation 2.5%

