



1230 Big Thompson Avenue, Estes Park CO
Great opportunity for investor, owner/operator or developer.

100% occupied with multi-year leases. Primary tenant is Vert Coworking / Rocky Mountain Health Club @ Vert. Owners open to selling business along with the property if a healthy, enjoyable mountain lifestyle is your dream.

If you have a different business plan, the commercial zoning allows for many uses. The property is located on the high point of Hwy 34, the main highway into town from Loveland & Ft. Collins. The property sits in the middle of 14 hotels. Extensive, private parking.

Built 1960, renovated 2021. 1.4 acres with development opportunity.

\$2.4M for real estate alone, \$2.7M for property & business.

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