

Windsor Commercial Portfolio

426 Main St. | 428 Main St. | 529 Main St. | 424 Main St.



HAYDEN OUTDOORS
REAL ESTATE

Windsor Commercial Portfolio



Presented by



Dan Brunk

📍 Broker Associate - CO | International Sales

✉ Dan@HaydenOutdoors.com

☎ 303.210.5522



HAYDEN OUTDOORS.
REAL ESTATE





426 Main St.

\$1,575,000

The legacy of retail shopping in Old Town Windsor, 426 Main St. includes 4,340 SF of commercial retail space on Main St., plus an income generating apartment and 1,800 SF basement.

Property Summary

Top retail commercial building in Downtown Windsor! The 426 Main St. building offers turnkey retail storefront space, including 1,708 SF of retail storefront, one bedroom apartment, and 2,632 SF of versatile shop space with high ceilings, plus a 1,808 SF unfinished basement. This is an excellent Main St. location that includes Windsor Lake views, shopping foot traffic, and room to grow your retail business or redevelop for other commercial uses.

Building Lot

Situated in the heart of charming downtown Windsor, 426 Main St. offers a prime commercial location including front retail space with Hwy 392 frontage that sees over 12,000 cars a day. In addition there is an apartment with Windsor Lake views and rear access through an alley that is in the process of undergrounding utilities with plans for current grade parking lot development. Downtown Windsor allows for buildings to be built to 45', with new opportunities in the future to build to 60' contingent on the upcoming Town of Windsor legislature.

Improvements

Built in 1899, 426 Main St. includes a front retail area, bathroom and back shop area, with an apartment at the rear of the building and large unfinished basement. This location can be used as a single owner operator or redevelopment into investment grade commercial real estate, including vertical apartments or restaurant space. The adjacent commercial building at 428 Main St. is connected to each other through multiple open doorways in the front retail space and back shop space, but these can be closed off. With historic brick construction and gorgeous hardwood floors, 426 Main St. had a recent major facade remodeling in 2022 including massive glass storefront windows, architectural lighting and decorative lights and awnings, new front door and atrium ceilings.



Square Footage:

- Square footage recently acquired by Appraisal Dimensions, please see drawings attached. All room dimensions, including square footage data, are approximate and must be verified by the buyer.
- The 426 Main St. building offers 4,340 total main level square footage, which includes a 1,708 SF front retail space, 2,632 SF of back room/storage space plus a 782 SF one bedroom/one bath apartment with Windsor Lake views that is currently leased.
- Additionally there are approximately 1,808 SF of unfinished basement space.
- In the event that the buyer seeks to purchase only 426 Main St., the open doorways to 428 Main St. can be closed off by a licensed contractor following proper codes.

Building Details:

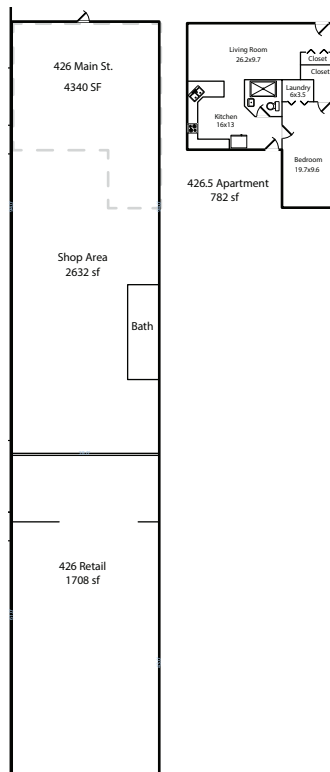
426 Main St:

- Built in 1899
- Atrium has 14' ceilings with 9-10' drop ceiling in remaining retail area
- 14' shop/storage area ceiling height
- Replaced water heater in last 3-4 years
- All LED lighting
- Updated flooring
- Roof rubber sprayed "rubber defense" 2015
- New rooftop HVAC in 2013

426.5 Apartment:

- 1 Bedroom apartment
- Just under 8' ceilings
- Leased – \$1400/mo, 3 year Gross Lease with Option to Renew (Aug 2025-2028)
- Landlord pays utilities
- Appliances updated
- Remodeled in 2021-2022
- Appliances included in sale (Range, Refrigerator, Washer and Dryer)





*Source of Building SF:
www.appraisaldimensions.com





428 Main St. \$1,675,000

428 Main St. offers over 5,700 SF of retail storefront and income-generating apartment space, plus storage and back shop area prime for continuing as a storage or as redevelopment into a restaurant, distillery, brewery or mixed use space.

Property Summary

The 428 Main St. commercial building in downtown Windsor, CO offers 5,775 SF of combined retail, shop and apartment space, including 1,242 SF of storefront, 3,033 SF of back room and office space, plus a 2nd story apartment totaling 1500 SF. This opportunity for owner-operator or investment building offers includes Main St. frontage, development options, alley access and parking, and views of Windsor Lake.

Building Lot

Located on the north side of Main St. in downtown Windsor, 428 Main St. includes Hwy 392 frontage with prime commercial location including storefront, shop space and apartment. This historic building has rear access and a roll up door to the alley, which is in the process of under grounding utilities planned for current grade parking lot development. Vertical expansion is possible, since Downtown Windsor allows for buildings to be built to 45' and soon to 60'. Please consult with Town of Windsor Planning Dept.

Improvements

428 Main St. is adjacent to another building for sale by the same owner, 426 Main St. These commercial buildings are connected to each other through multiple open doorways in the front retail space and back shop space.

With brick and block construction, this building has undergone recent major facade remodeling in 2022 including massive glass storefront windows, architectural lighting and decorative lights and awnings, new front door and atrium ceilings. Excellent retail lighting runs throughout both building giving displays ample exposure. Vintage brick walls and historic bead-board wood ceilings accent the 428 Main St. retail area, with a back room area including an office, shop area with major 3 phase electrical supply, restroom, plus a 2nd level apartment with Main St. access.



Square Footage:

- Square footage recently reported by Appraisal Dimensions, please see drawings attached. All room dimensions, including square footage data, are approximate and must be verified by the buyer.
- The 428 Main St. includes a total of 4,275 SF of main level space, with 1,242 SF of this as retail space, while 3,033 SF make up the office and back shop space.
- Additionally there is a 1,500 SF Studio 2nd story apartment with separate Main St. stairway entry and a back rooftop deck facing Windsor Lake.
- Open doorways that connect to 426 Main St. can be closed off by a licensed contractor following proper codes.

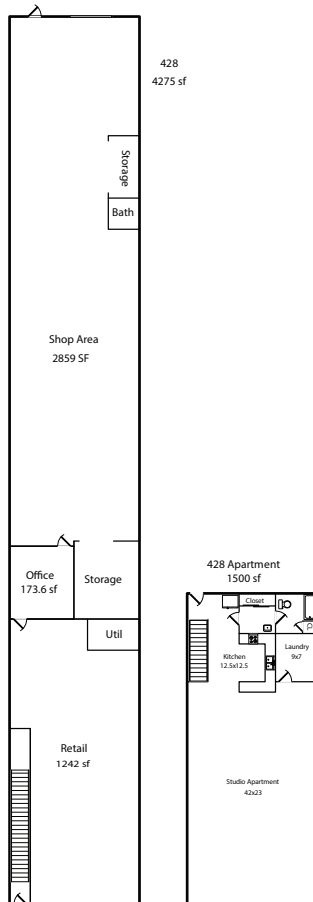
Building Details:

428 Main St.:

- Built in 1909
- 14' ceilings in Retail area, 9-10' ceilings in back room area
- 3 Phase Power
- Rewired in 1994 to copper including apartment
- Replaced water pipe to PEX in 2018
- Infrared ceiling heaters installed 1993/rebuilt 2023
- Roof Ac/Heat in apartment
- Furnace installed 1998
- Full Facade was \$250k cost (for 426 and 428 Main) in 2022
- Rooftop HVAC units replaced in 2013
- New Water Heater in 2000
- Mostly all LED lighting
- New Flooring in retail area when facade was done

428.5 Main St. Studio Apartment:

- 14' ceilings
- Leased – \$1600/mo, month to month, 2.5 year tenant, modified gross lease
- Tenant pays gas + elec, Landlord pays water, sewer and trash
- Remodeled in 2022
- Roof replaced in 2008
- Roof rubber sprayed “rubber defense” 2015
- New rooftop HVAC in 2013
- Appliances included in sale (Range, Refrigerator, Washer and Dryer)



*Source of Building SF:
www.appraisaldimensions.com





529 Main St.

\$1,100,000

Located in Downtown on the Southeast corner of 6th & Main St., the 529 Main St. commercial building represents 1,382 SF of prime retail space with development potential on arguably the best corner lot available for development.

Property Summary

Located at the high-traffic corner of Main Street and 6th Street in downtown Windsor, 529 Main St. offers a prime opportunity for investors or owner-operators. The property includes 1,382+ square feet of retail space on a rare 12,500 SF double lot, ideal for immediate use or future development. With flexible zoning and excellent visibility, potential uses range from retail use to a drive-thru restaurant, or a multi-use redevelopment.

Building Lot

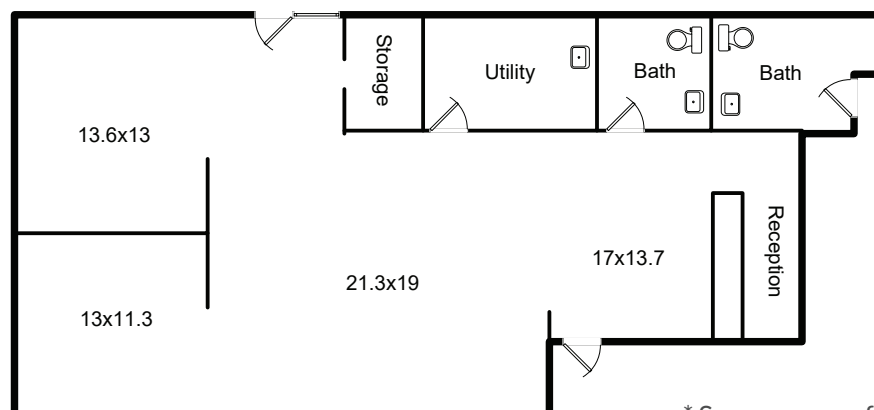
Located in the central business district and the Downtown Development area, this commercially zoned property includes a massive 12,500 SF double lot with two 6th St. entrances. Downtown Windsor offers shopping, dining, professional business, parks and recreation and a target rich environment for various business types. With over 12,000 vehicles passing by this location daily, this location offers tremendous branding opportunities and street presence. The property currently has one permanent single story building, a front parking lot and a rear gated parking lot.

Improvements

The existing stucco building was built in 1963 and offers approximately 1,382 square feet of retail space, currently leased to a bridal dress shop. The building includes a retail counter, inside entry restroom, outside entry restroom, utility room, office nook, and retail showroom space. Convenient parking is available along Main St., 6th St., and Walnut St., with optional off-street parking located on the south portion of the lot, which can accommodate future uses with or without a drive-thru component. The property has been well-maintained, with key updates including a new roof in 2009, fresh interior and exterior paint in 2022, and a new HVAC unit installed in 2023. With flexible use potential, the space is well-positioned for conversion into a restaurant or other commercial use, including the possibility of adding a drive-thru window—subject to required city and state approvals.



Floorplan: 1,382 SF



*Source of Building SF:
www.appraisaldimensions.com



SOLD

424 Main St. \$750,000

Located in Downtown Windsor, Colorado, 424 Main St. includes 1,560 SF of commercial retail space on a 3,938 SF lot on Hwy 392 with back patio views of Windsor Lake.

Property Summary

424 Main St. offers 1560 SF with 1329 SF of retail storefront right in the center of downtown Windsor, Colorado. This commercial investment opportunity includes a tenant with a 3 year lease and opportunity for future development with vertical construction opportunities and large 2,378 SF rear outdoor space with views of Windsor Lake.

Building Lot

Located in downtown Windsor between Main St. and the Windsor Lake and park area rests an ideal commercial real estate investment opportunity. Downtown Windsor is a growing walking and retail district with multiple restaurants, bars, shops, service businesses and a quaint shopping district that is growing rapidly. The back alley access offers easy shipping and delivery access and the rear parking lot is currently having utilities under grounded, and should follow with new parking lot construction in the next year.

Improvements

Within this 78'x20' building, the front 900 SF of retail storefront is a wide open space being used by a local artist and art gallery. This property is leased currently with a 3 year lease that runs through Spring of 2028. There is approximately 429 SF of rear retail display space that is accessed and used by the next door business (Same building owner). This space could be walled off from the neighboring business upon acquisition or leased to the neighboring business owner.

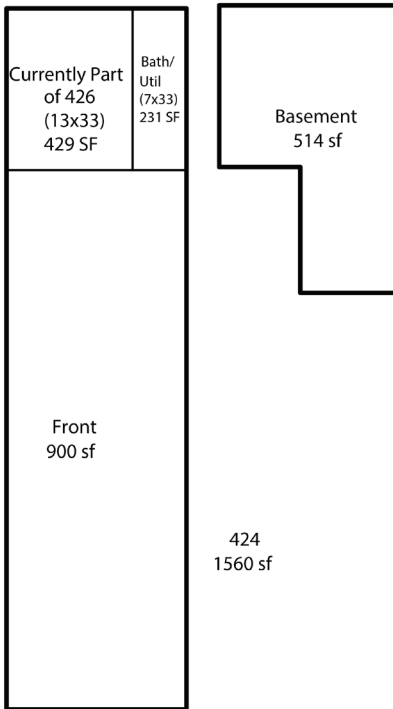
In addition there is a utility room/bathroom with access from the front retail area, and a separate bathroom accessed at the rear of the back retail space. Finally, there is an unfinished basement accessed in the rear retail space, currently used by the neighboring business/building owner.

The back patio area is prime for development or converting to a usable patio space with Windsor Lake views.



Square Footage and Other Details

- The 424 Main St. building offers 1,560 total main level square footage, which includes a 900 SF front retail space, 429 SF rear retail space, 2 small bathrooms, utility room and a 514 SF unfinished basement.
- This does have a bathroom for the front (art gallery) and one for the back (card room in gift shop)
- Tenant new lease is \$2300/mo for next 2 years, then \$2350 for 3rd year (expires July 2028)
- Tenant pays utilities, Landlord pays trash bill
- New AC rooftop 2024
- Roof rubber sprayed "Rubber Defense" 2015
- Has Boiler heat that works great



*Source of Building SF:
www.appraisaldimensions.com



Windsor Area Information

Location

Windsor, Colorado, is a charming town nestled between the Rocky Mountains and the Great Plains, offering a blend of small-town charm and modern amenities. The area boasts a variety of parks, trails, and open spaces, including the scenic Windsor Lake, perfect for boating, fishing, and paddle-boarding. The town also features a vibrant downtown area with local shops, restaurants, and community events, creating a welcoming atmosphere for residents and visitors alike.

Recreation

Downtown Windsor, CO, offers a charming mix of recreational activities perfect for all ages. Stroll along the scenic Windsor Lake, where you can enjoy paddle boarding, kayaking, or a relaxing picnic by the water. The area is dotted with unique shops, cozy cafes, and local breweries, making it a great spot for leisurely exploration. For those seeking more activity, Boardwalk Park hosts community events, live music, and a playground for family fun. Whether you're into outdoor adventures or simply soaking up small-town charm, downtown Windsor has something for everyone.

Events

Downtown events bring consistent retail shoppers through Windsor Downtown Alliance events and Town of Windsor festivals. Some of the keynote gatherings include Harvest Festival, Blues and Brews, Oktoberfest, Ugly Sweater Wine Walk, Windsor Wonderland, Dueling Pianos, the Chili Cook-off and more.




Aerial Map




 Boundary

Hayden Outdoors
P: 866-741-8323 www.haydenoutdoors.com 501 Main St.

 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

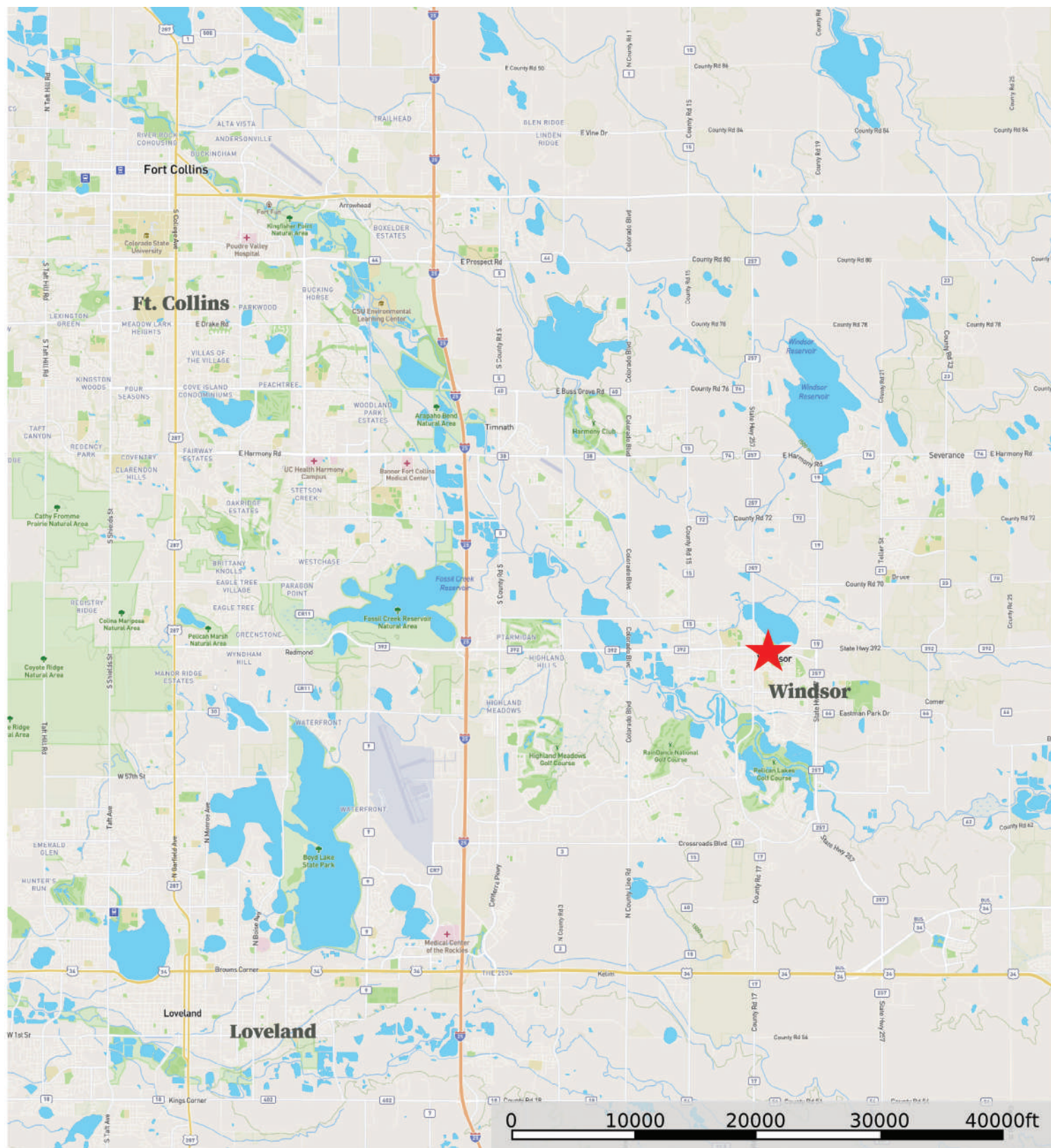
BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary

Traffic Map



Location Map



Boundary

Contact: Dan Brunk 303-210-5522

Hayden Outdoors

P: 866-741-8323

www.haydenoutdoors.com

501 Main St.



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Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on our listings, Hayden Outdoors understands and respects the sellers' livelihood. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of real estate. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands, commercial listings, lodges, resorts, and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

Hayden Outdoors Real Estate

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