



**454 MAIN ST. LYONS, CO 80540**

**2335 SQ. FT Commercial Building**

**RETAIL OR OFFICE SPACE - FULLY LEASED**

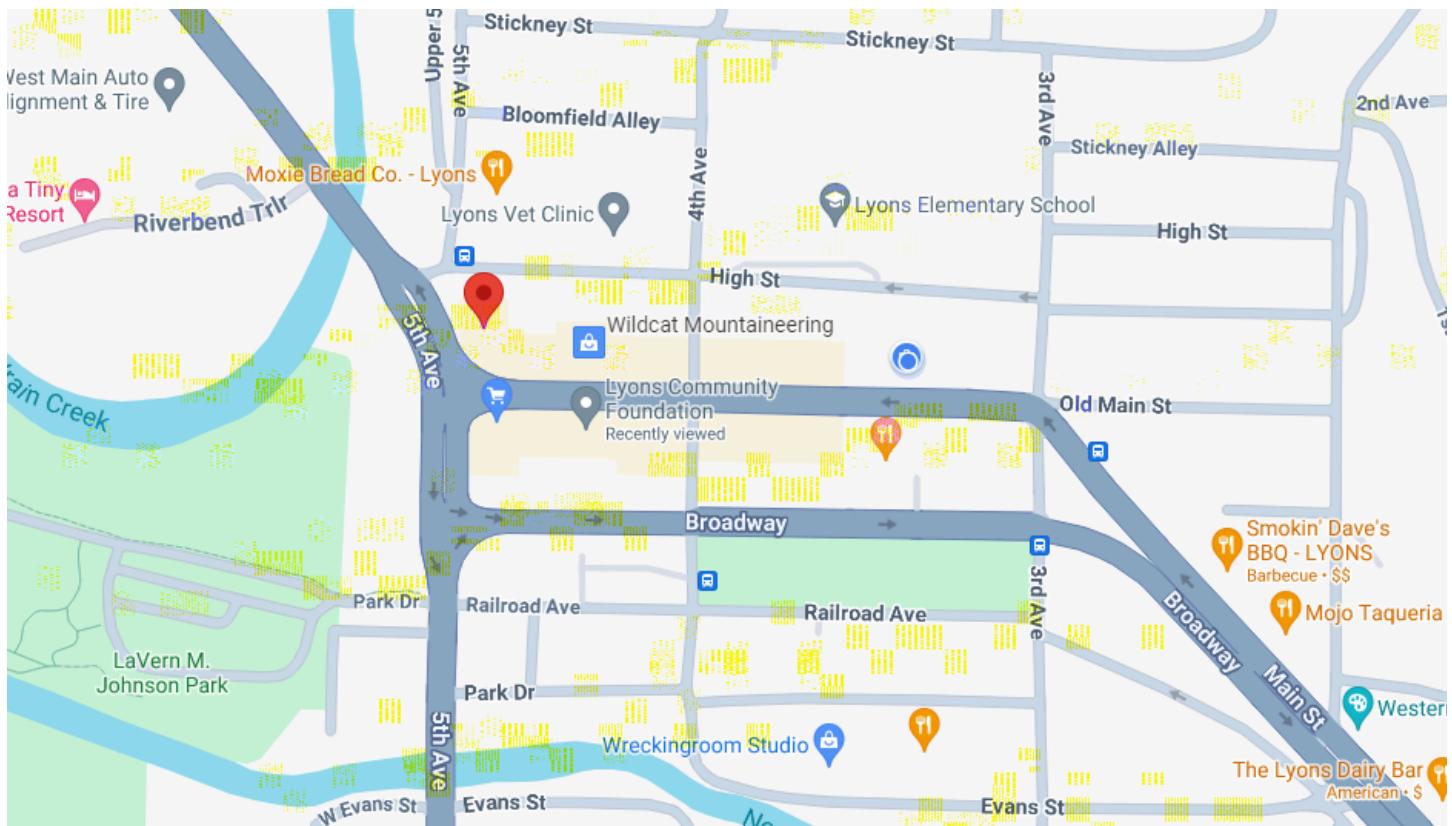


## **OVERVIEW**

Well-built and well-located retail/office building in a high-visibility location on the corner of Main St./Highway 36, 5th Avenue, and High Street! Potential for mixed use residential/commercial space. Main level currently leased to Redstone Cyclery, 2nd floor is currently laid out with four individual office rental units + bathroom, with a separate entrance. All leases expire at the end of October 2026. Building has a Main St. address but actually fronts onto High St. Ample parking both in front and rear of the building. ILC available upon request.

<b><u>PROPERTY HIGHLIGHTS</u></b>	<b><u>PROPERTY SUMMARY</u></b>
High visibility location	Asking Price: \$795,000
Fully leased	Year Built: 1995
Parking in front & rear of building	Lot Size: 6,098
Mixed use potential	Building SQFT: 2,335

## STREET MAP



**High-visibility location on corner of Main St./Highway 36, 5th Avenue, and High Street**

## FINANCIAL SUMMARY

- Asking Price: \$795,000
- Price/SQFT: \$340.47
- Potential Rental Income: \$45,600
  - Main floor - \$2,000/month
  - Each 2nd floor unit - \$450/month

Gross Operating Income: \$45,600	Property Taxes: \$20,150
Total Operating Expenses: \$28,906	Building Insurance: \$2,500
Net Operating Income: \$16,694	Utilities: 5,256
Cap Rate: 2.1	Gross Rent Multiplier: 17.43

## **COMMUNITY OVERVIEW**

Nestled in the foothills of Northern Colorado, Lyons is known as the Double Gateway to the Rockies. From tubing and kayaking in the beautiful St. Vrain river right in the middle of town, to world class hiking, biking, and fishing, to old-fashioned community events, intimate summer concerts and internationally renowned music festivals at Planet Bluegrass-it's all here in beautiful Lyons, Colorado

### **LYONS DEMOGRAPHICS:**

- Population: 2,261
- Median HH Income: \$111,982
- Median Age: 46.4
- Households: 875

## **COMPANY SUMMARY**

Gateway Realty Group is an independent family run and locally owned real estate company led by Dan Siddall located on Main St in Lyons, CO.

- 30+ Years Connecting Sellers & Buyers
- 20+ Years Living in Lyons, CO



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Since 1983, the founder of Gateway Realty Group, Dan Siddall, has assisted clients in every area of our local market. He has extensive experience assisting clients with whatever their needs may be. Dan is an active member in the community, serving as Board Member President to the Lyons Chamber of Commerce as well as actively supporting both the Lyons Community Foundation and LEAF - Lyons Emergency Assistance Fund.