

Commercial/Industrial Flex 950 Comanche Street

Estes Park, CO 80517



FOR SALE

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BellStreet

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For Sale

950 Comanche Street Estes Park, CO 80517



Property Description

Introducing a prime investment opportunity in the Estes Park area! This versatile property features a 6,000 SF building with 3 units, offering flexibility and potential for industrial and flex space usage. Built in 1973 and zoned CH - Commercial Heavy, the property is strategically positioned to accommodate a range of business needs. Currently at 33% occupancy, there is ample room for growth and income generation. The large lot also offers lucrative redevelopment potential. With a solid foundation and room for customization, this property presents an ideal canvas for industrial and flex space investors to establish their operations in a thriving location. Opportunity awaits at this strategically positioned property.

Property Highlights

- Commercial/Light Industrial Flex
- Lots of parking for employees
- Redevelopment potential

Offering Summary

Sale Price:	\$799,900
Number of Units:	3
Lot Size:	0.57 Acres
Building Size:	6,000 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	999	2,739	4,017
Total Population	2,109	5,550	8,113
Average HH Income	\$109,072	\$114,518	\$117,096

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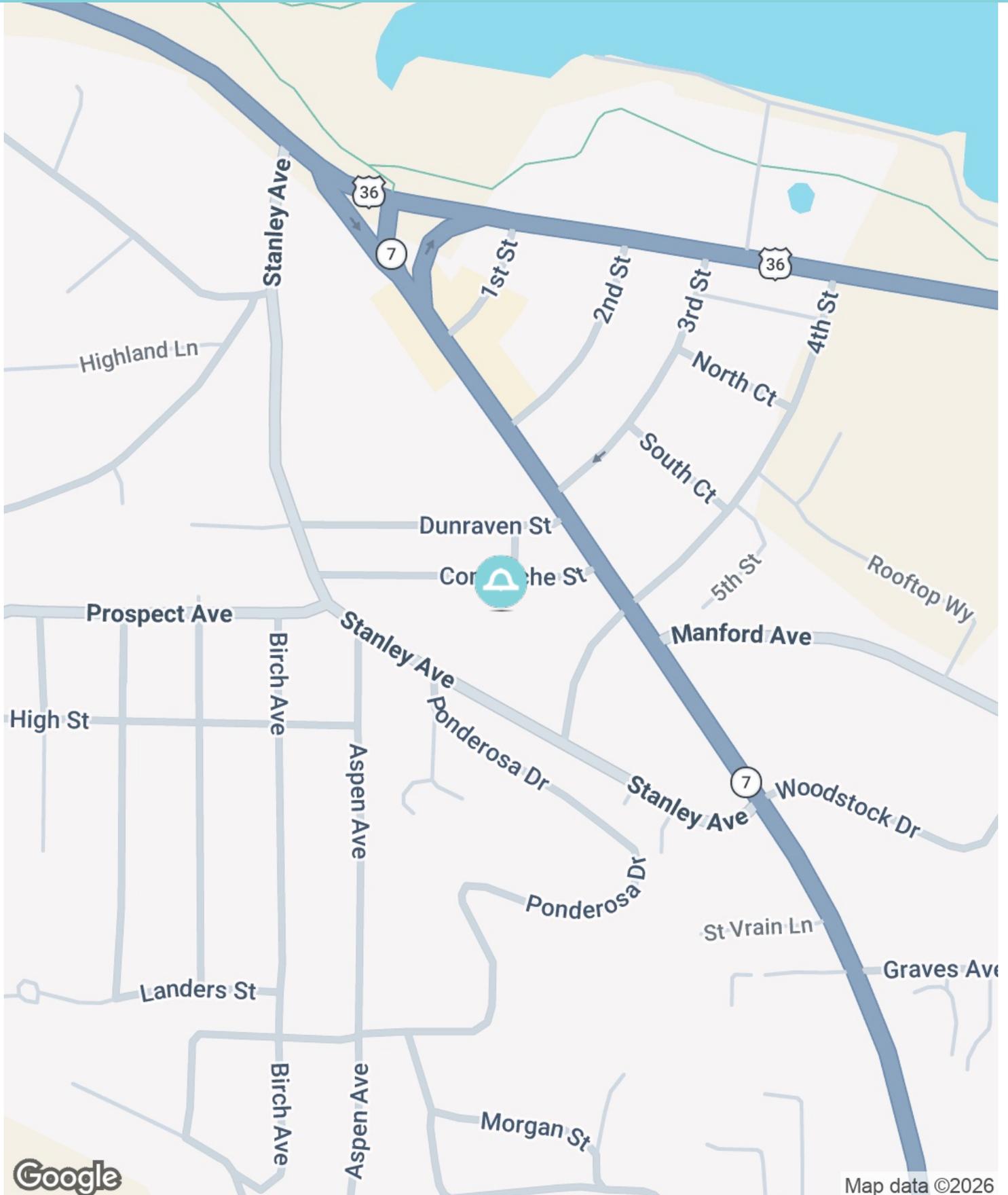
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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
1	Vacant - Office	3,000 SF	50%	-	-	-	-
2	Vacant - Shell/Garage	1,500 SF	25%	-	-	-	-
3	Elena's Barking Lot	1,500 SF	25%	\$16.64	\$24,960	5/2021	5/2026
Totals		6,000 SF	100%	\$16.64	\$24,960		

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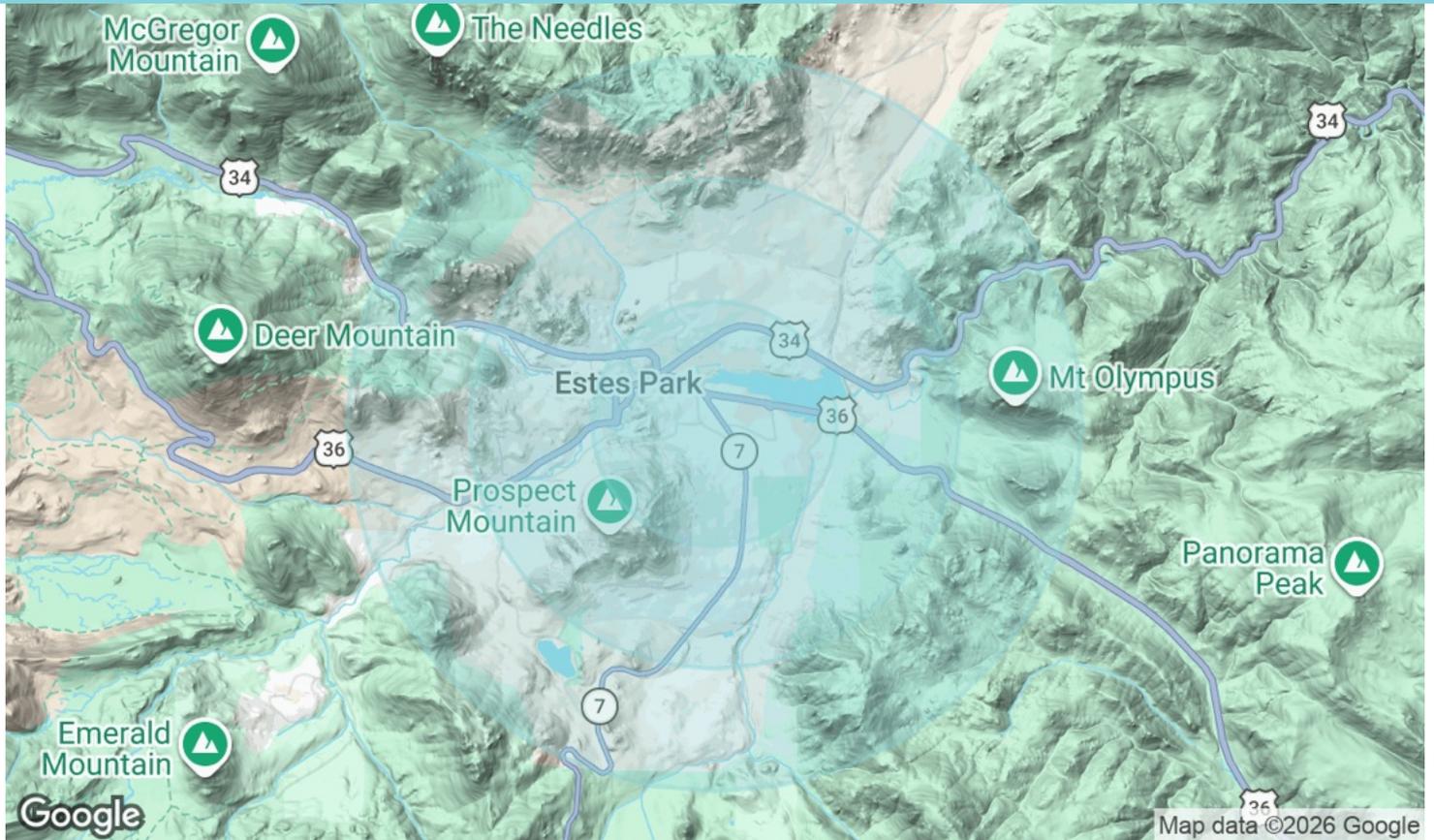
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Property boundaries approximate

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Population

	1 Mile	2 Miles	3 Miles
Total Population	2,109	5,550	8,113
Average Age	55.0	57.6	55.6
Average Age (Male)	55.8	57.1	54.3
Average Age (Female)	52.2	56.1	55.0

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	999	2,739	4,017
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$109,072	\$114,518	\$117,096
Average House Value	\$686,538	\$710,530	\$701,449

2023 American Community Survey (ACS)

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