

Mountain Mixed-Use Investment

700 Red Table Drive, Gypsum, CO 81637



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Gypsum, CO 81637

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Exclusively
Listed By



Mark Goodman, SIOR

720-440-6270

MGoodman@GoodmanCommRE.com

Gustavo Venegas

720-440-6270

GVenegas@GoodmanCommRE.com

Drew Goodman, ACoM

720-440-6270

DGoodman@GoodmanCommRE.com



Adam Schneiderman, SIOR

847-826-4467

Adam@StraussRealty.com

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Executive Summary

Mountain Mixed-Use Investment

Located at 700 Red Table Drive in Gypsum, Colorado, this attractive mixed-use property offers an excellent blend of residential stability and commercial flexibility. The building contains three commercial units, six one-bedroom/one-bathroom apartments, and seven two-bedroom/two-bathroom units, for a total of 16 units. This well-diversified unit mix provides strong income potential and appeals to a wide range of tenants in the growing Eagle County market.

The property is fully fire sprinklered and fire alarmed throughout, ensuring outstanding safety and code compliance for both owners and tenants. Every unit is individually metered for gas service, while electric is efficiently billed back to tenants on a monthly basis through the RUBS (Ratio Utility Billing System), helping to minimize the owner’s utility expenses and improve overall net operating income.

Each residential unit features desirable modern amenities, including a dedicated office space, in-unit washer and dryer, and generous storage. These thoughtful additions make the apartments especially attractive to working professionals, remote workers, and families seeking convenience and functionality in mountain living. The spacious and practical layouts support strong tenant satisfaction and longer lease terms.

Situated in the heart of Gypsum, this asset benefits from strong demand for both workforce housing and commercial services. The combination of quality construction, modern safety systems, and favorable utility metering makes this property particularly attractive to investors seeking reduced operational burdens.

Investors will also appreciate the versatile commercial spaces, which offer flexible opportunities for retail, professional services, or small businesses. With a balanced tenant base that includes both residential and commercial users, this property supports consistent cash flow and strong tenant retention.

700 Red Table Drive represents a turn-key investment with built-in efficiencies and long-term upside. Its strategic location in one of Colorado’s most desirable mountain communities, combined with premium residential features and operational advantages, positions it for continued appreciation as the region expands. This makes it an ideal addition to any investor’s portfolio looking for reliable income in a high-demand rental market.



Address

700 Red Table Drive
Gypsum, CO 81637

County

Eagle

Asking Price

\$6,275,000

Gross Income

\$489,800 (Plus NNN for Commercial)

2026 Estimated NOI

\$414,298.65

Zoning

Market District (MD)

Total Building Size

17,183 SF

Residential Units

6 One Bedroom | 7 Two Bedroom

Total Property Size

43,560 SF (1 Acre)



Property Highlights

Brand-New Construction

Built in 2024 with Modern Finishes and Energy-Efficient Design

Home Office in Each Unit

Each Residential unit includes a separate home office - ideal for tenants working from home, or who may want a separate hobby space.

Strong Housing Demand

Ideal location serving the year-round resort economy of Eagle County. Current Tenants work in jobs not reliant on the resorts.

Reduced Utility Expenses

All units are individually metered for Gas. Unit electric is billed-back through RUBS.

Fully Fire Alarmed & Sprinklered

Residential Units, Commercial Units, and Common Areas are fully fire alarmed & normal-hazard sprinklered

Balanced Unit Mix

6 One-Bedroom + 7 Two-Bedroom apartments for a wide variety of tenant types & lifestyles

3 Commercial Units provide a diverse income stream



Photographs



Each Unit Includes a Balcony











Individually Metered for Gas



Fully Sprinklered



Electric Billback Through RUBS



Fully Fire Alarmed





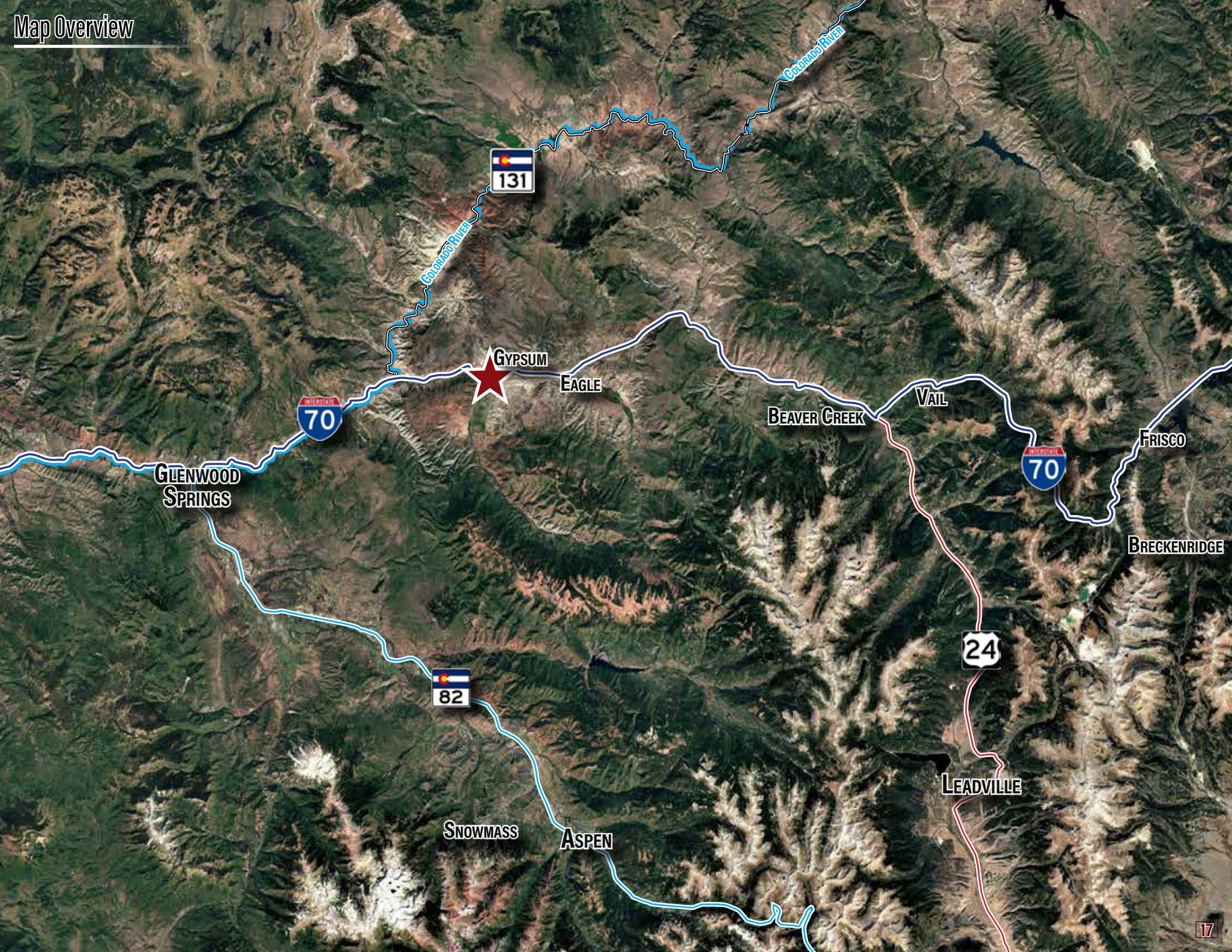
Rent Roll

Lease Abstracts

**Available After Execution of
Confidentiality Agreement**



Location Overview



131

COLORADO RIVER

COLORADO RIVER

GYP SUM

EAGLE

70

GLENWOOD SPRINGS

BEAVER CREEK

VAIL

70

FRISCO

BRECKENRIDGE

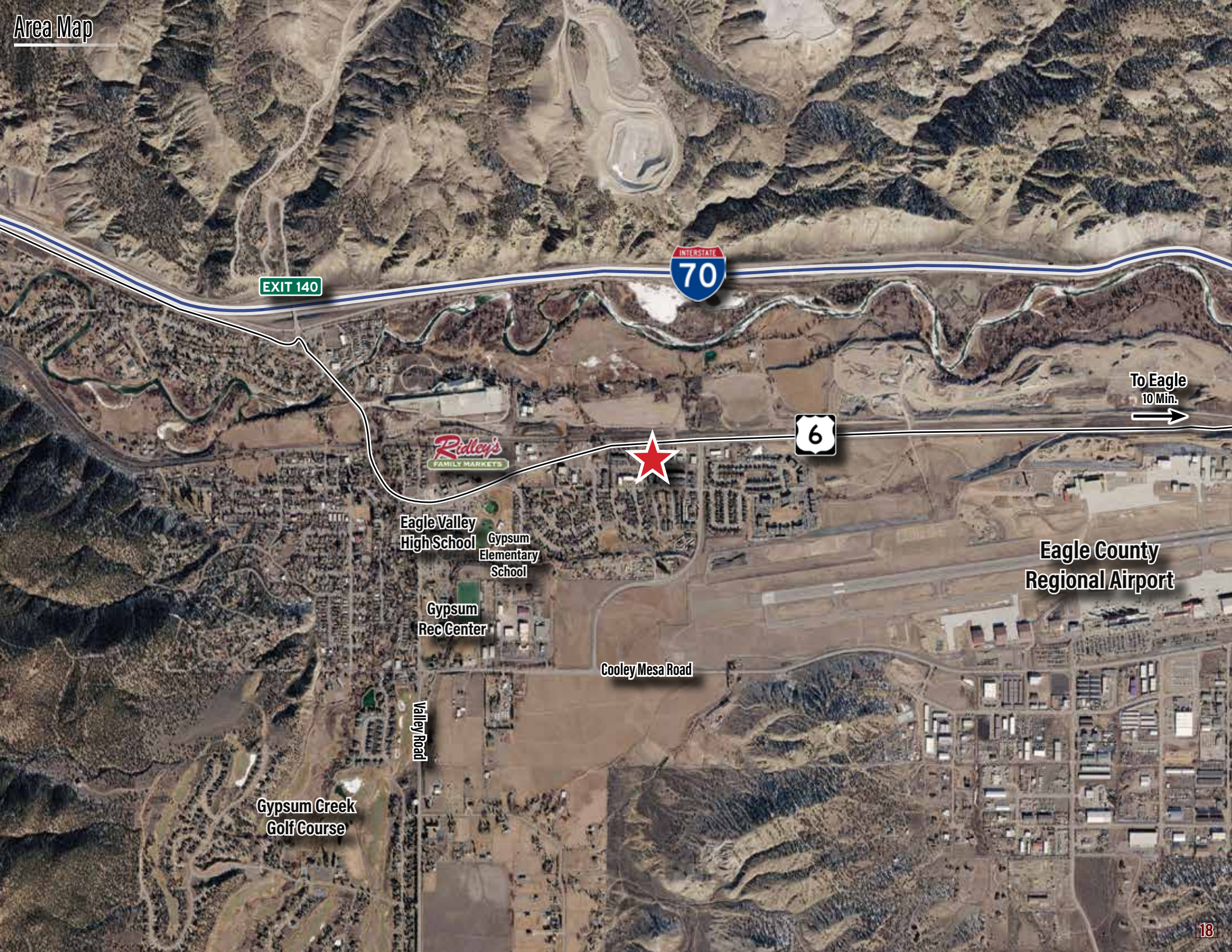
24

LEADVILLE

82

SNOWMASS

ASPEN



EXIT 140

INTERSTATE
70

6

To Eagle
10 Min.

Ridley's
FAMILY MARKETS

Eagle Valley
High School

Gypsum
Elementary
School

Gypsum
Rec Center

Cooley Mesa Road

Valley Road

Gypsum Creek
Golf Course

Eagle County
Regional Airport



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