



APRÈS WINTER PARK

OWNER-USER RETAIL SPACE

676 SF COMMERCIAL CONDO | DOWNTOWN WINTER PARK

78415 HWY 40 UNIT 200B WINTER PARK, CO

navpoint

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present this the opportunity to acquire this single tenant net leased commercial condominium unit in Winter Park, Colorado. This 676 SF commercial condominium unit is part of the newly remodeled (2022) Après Winter Park Condominium project. Located in the heart of downtown Winter Park, this retail condominium provides investors a stable, cash flowing asset just off Highway 40.



PROPERTY BREAKDOWN



PURCHASE PRICE
\$275,000



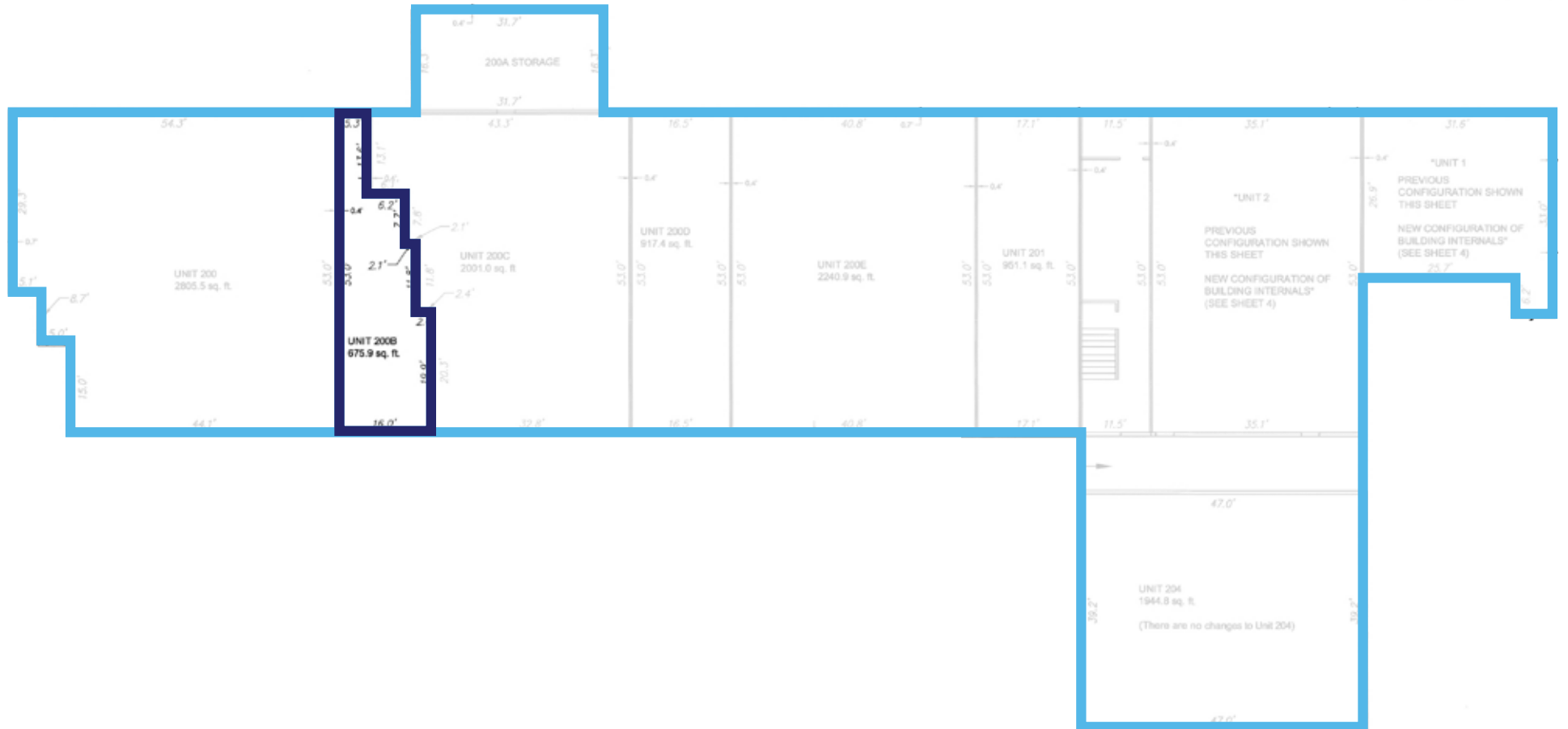
UNIT 200B
676 SF



ZONING
D-C



FLOOR PLAN





APRÈS
WINTER
PARK

Domino's

Ski Butlers

SOUTH + WEST
PROVISIONS

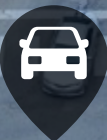
BACON

Newstate Foods

SITE

Stop'n Save

HIGH COUNTRY DR

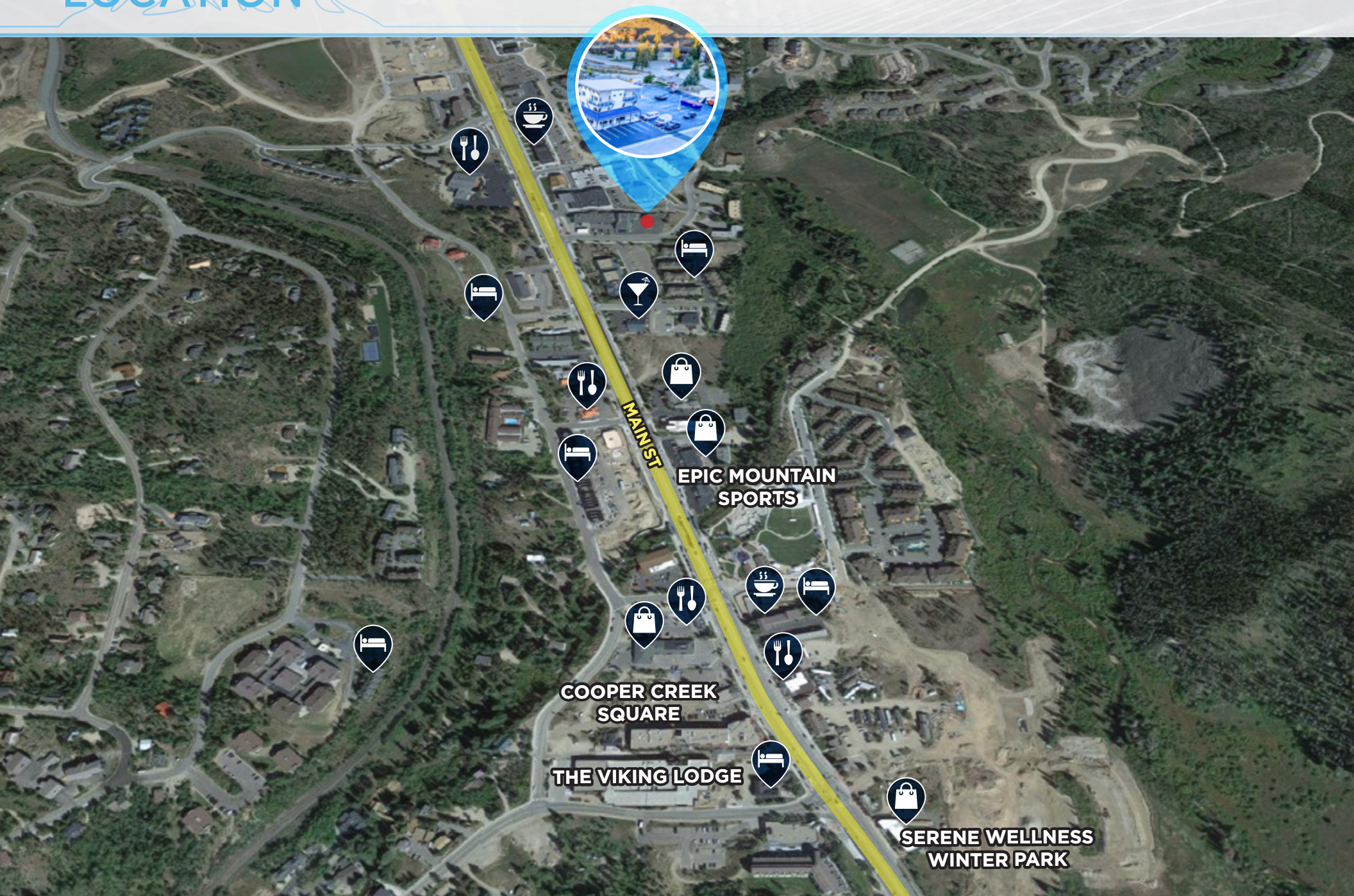


7,500
VEHICLES
PER DAY



Winter
park
RESORT
5 MIN SOUTH →

LOCATION



WINTER PARK

WINTER PARK, COLORADO, is home to approximately 1,500 residents, making it a charming and close-knit community. The median age of the population in Winter Park is around 39 years, indicating a diverse mix of young professionals, families, and retirees. Winter Park is known for its safe and friendly environment, contributing to its appeal as a desirable place to reside. Residents enjoy a vibrant community spirit, fostered by numerous local events, festivals, and gatherings throughout the year.



WINTER PARK

The region experiences a delightful mountain climate, with snowy winters and mild summers, making it an attractive destination for both winter sports enthusiasts and nature lovers. The region's picturesque landscape and proximity to world-class skiing, snowboarding, and outdoor activities attract both residents and tourists alike.



WINTER PARK

HOUSEHOLD INCOME

The median household income in Winter Park is \$65,000 per year, showcasing a stable and economically vibrant community.

EDUCATION LEVEL

Winter Park boasts an educated population, with a significant percentage of residents holding at least a bachelor's degree, contributing to a skilled workforce.

EMPLOYMENT OPPORTUNITIES

The area offers a thriving job market with a balanced mix of industries, including tourism, outdoor recreation, and local services.



WINTER PARK

TOURISM IMPACT

Winter Park's popularity as a sought-after winter destination significantly contributes to the local economy and provides opportunities for property investment.

LOCAL AMENITIES

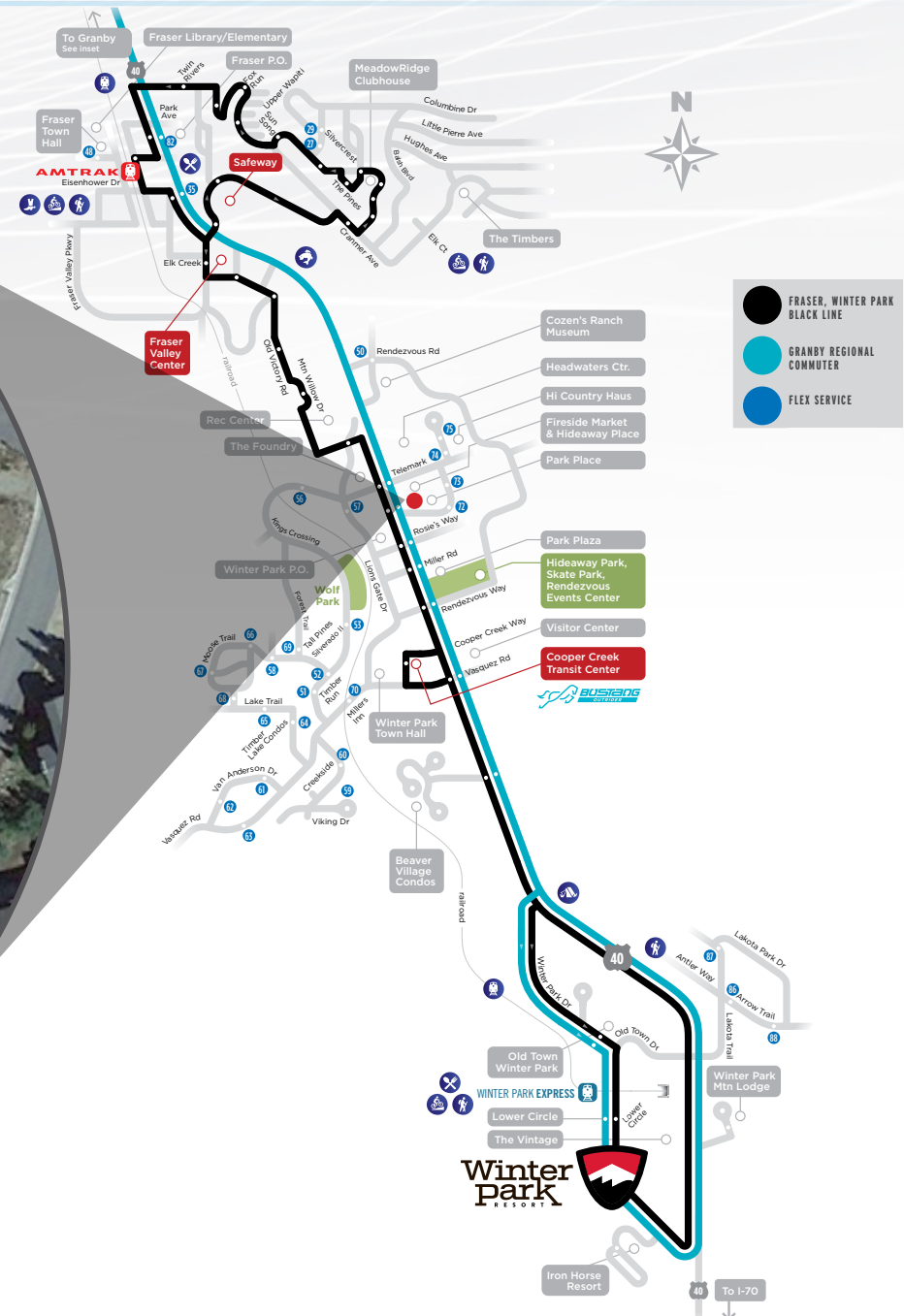
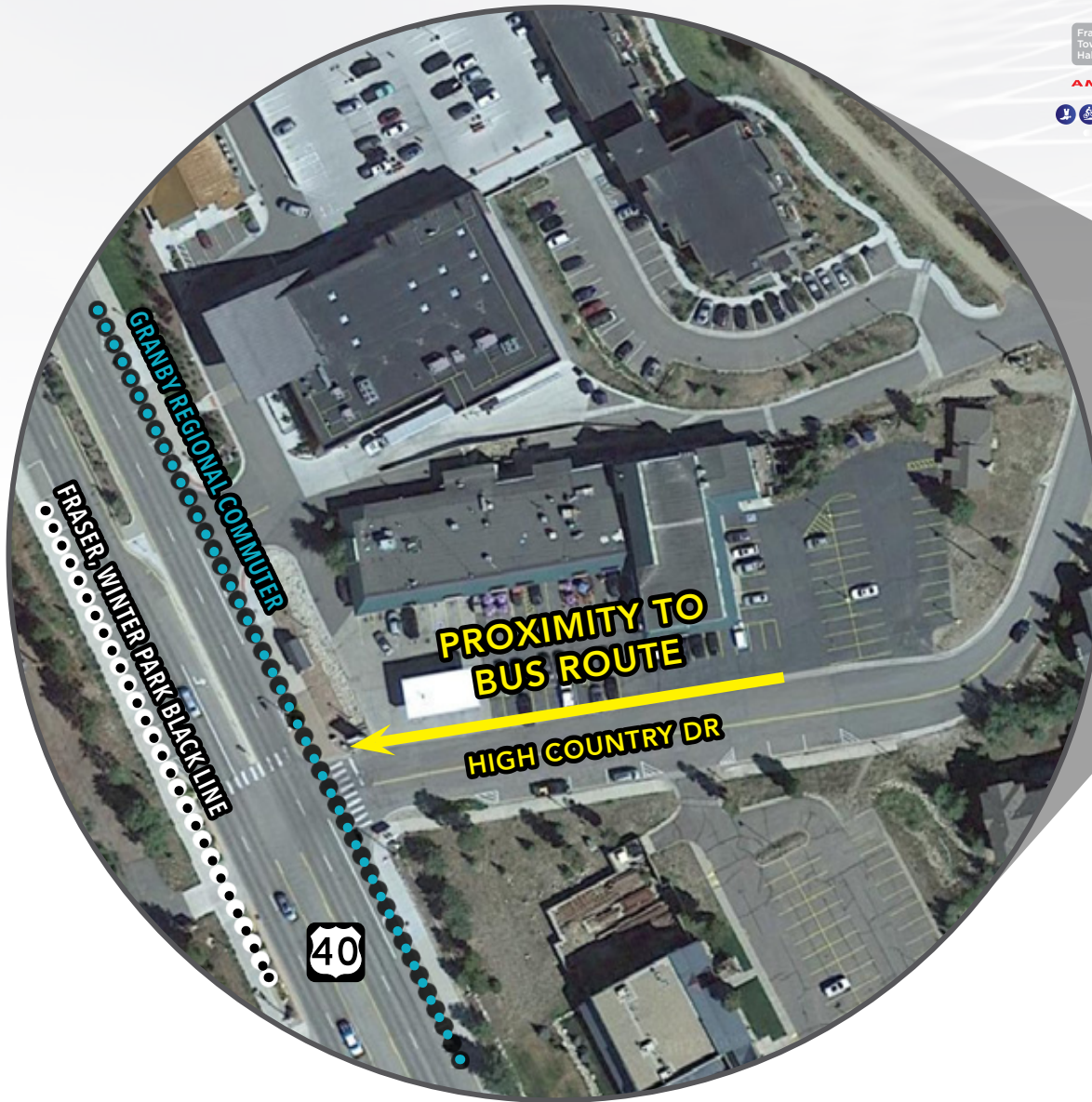
The town offers an array of amenities, including restaurants, shops, cultural events, and year-round recreational facilities, ensuring a high quality of life for residents.

REAL ESTATE INVESTMENT POTENTIAL

The town's steady growth, combined with its unique mountain charm, makes Winter Park an attractive prospect for real estate investors seeking long-term value and potential appreciation.



WINTER PARK PROXIMITY TO BUS ROUTE | TO BASE OF SKI AREA





APRÈS WINTER PARK

OWNER-USER RETAIL SPACE

676 SF COMMERCIAL CONDO | DOWNTOWN WINTER PARK

navpoint
REAL ESTATE GROUP



MATT CALL *Principal*

matt.call@navpointre.com

c: 303.956.5781 o: 720.420.7530