



**COMMERCIAL
PROPERTY
GROUP
LLC**

THE LORENZ BUILDING

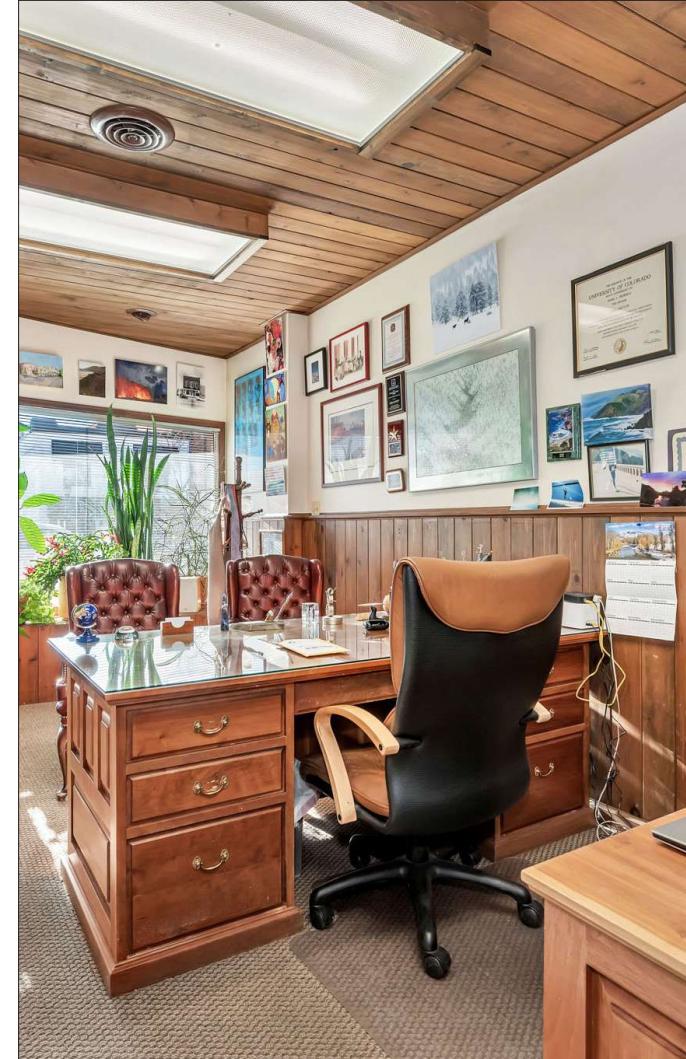
Historic Downtown
928 Lincoln Ave. Steamboat Springs
Price \$2,595,000 | MLS S1065631



OWN A PIECE OF DOWNTOWN STEAMBOAT SPRINGS HISTORY

Offered for the first time, the historic Lorenz Building is a rare opportunity to own an iconic property in the heart of downtown Steamboat Springs. In the early 1920's this building housed the courthouse and the first floor housed the county jail! Encompassing over 5,500 square feet, the building is currently configured with two floors of nine office suites plus a 660-square-foot residential unit on the second floor. The interior showcases exposed brick throughout, high ceilings on the upper level, and beautiful stained-glass windows, highlighting the building's historic charm and craftsmanship. With second-floor access from both Lincoln Avenue and the rear parking lot, the upper level presents a prime opportunity for residential conversion (subject to City approvals). This landmark property combines history, functionality, and future potential—an exceptional opportunity in one of Steamboat's most desirable downtown locations.



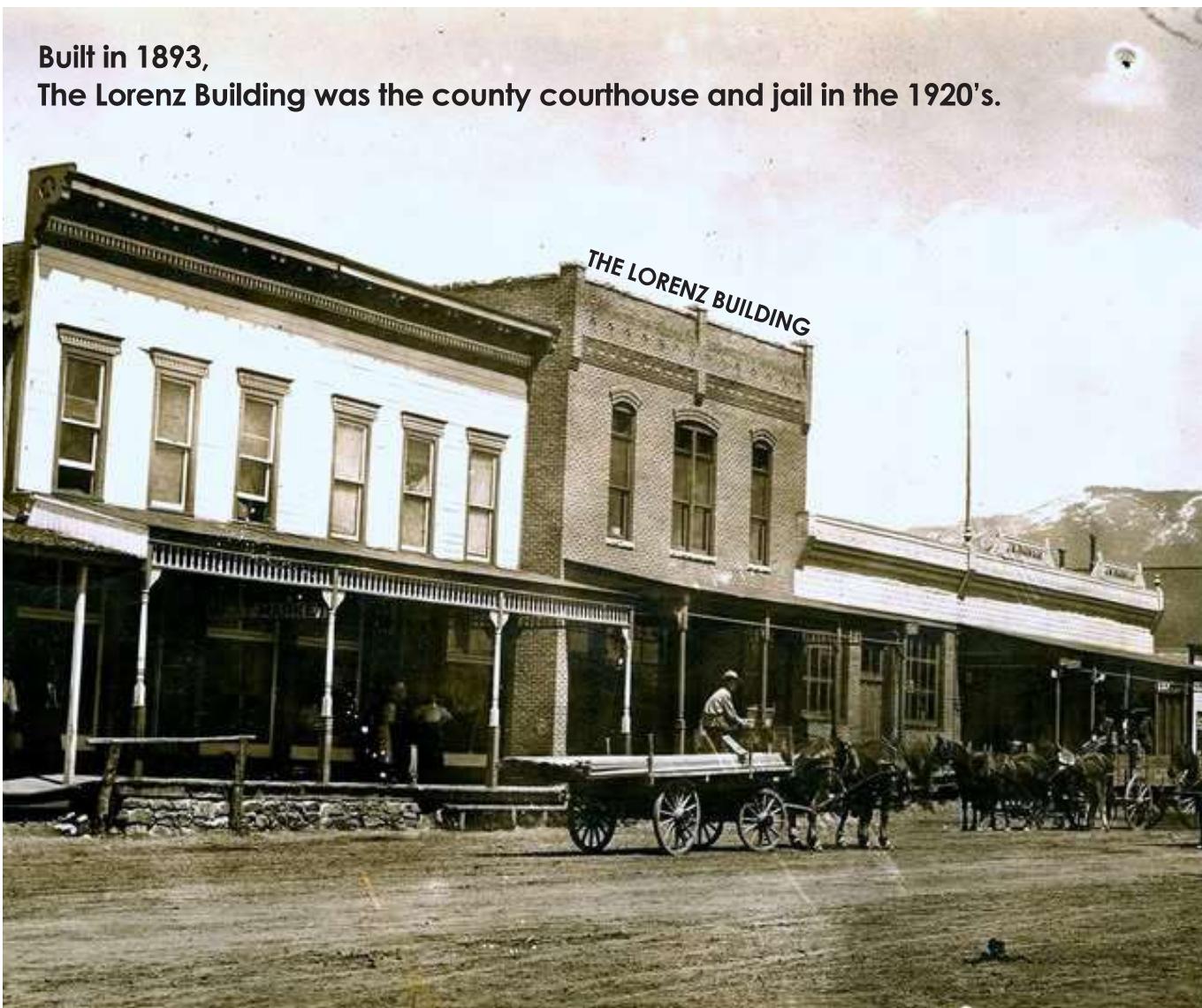




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Commercial Property Group
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Steamboat Springs, CO 80487

**Built in 1893,
The Lorenz Building was the county courthouse and jail in the 1920's.**

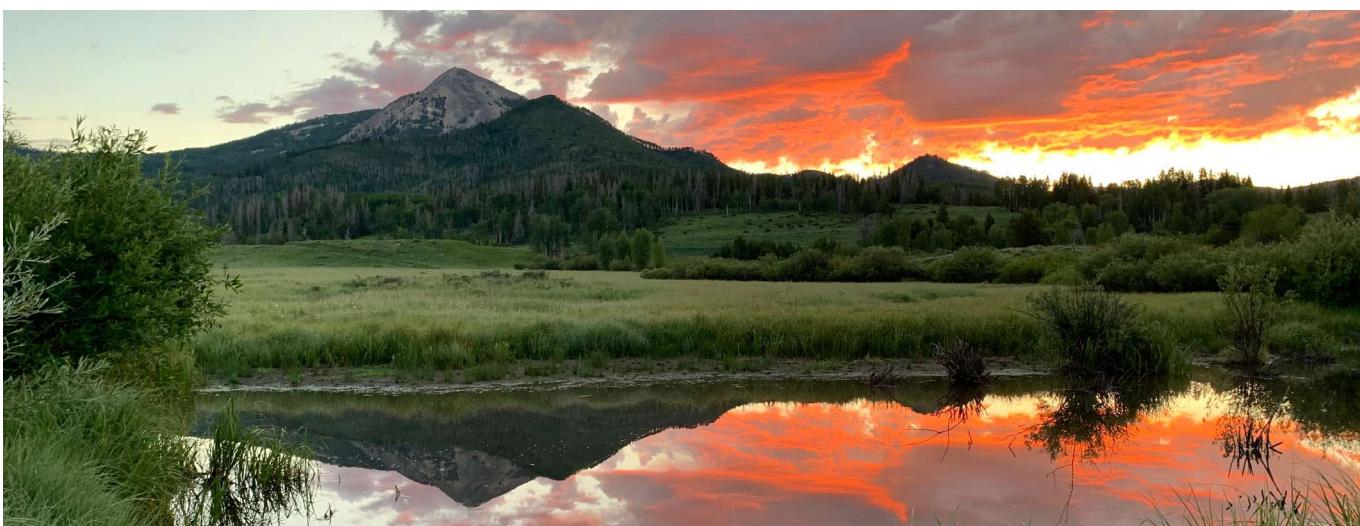
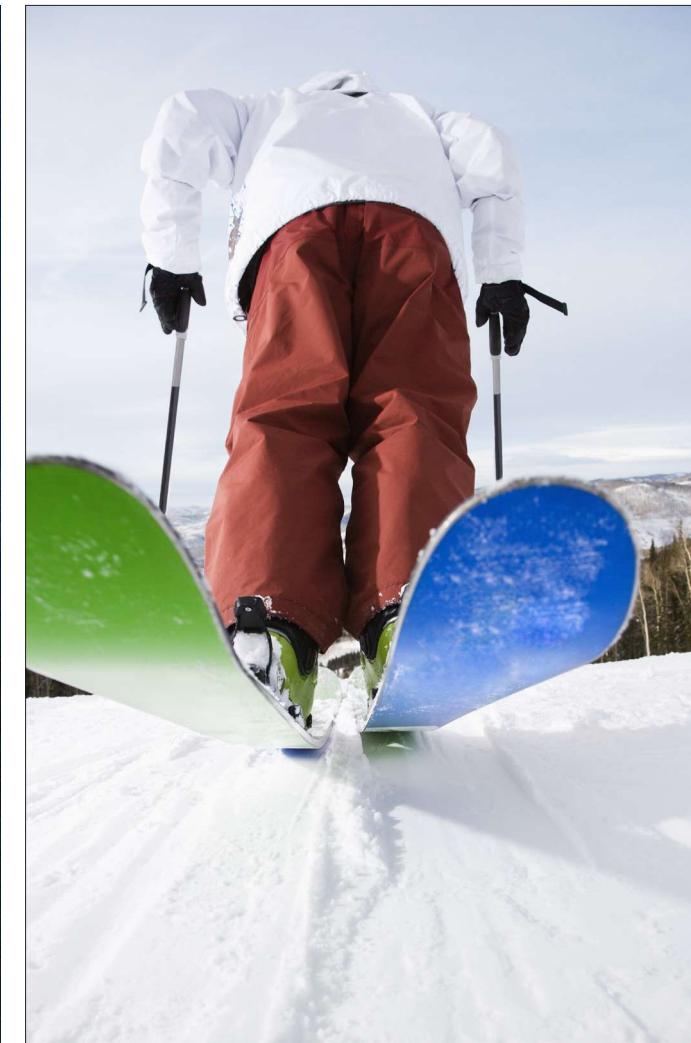


LOCATION OVERVIEW

Steamboat Springs, with a year-round population of 13,000 people, is located 160 miles from Denver, Colorado. Steamboat Ski Resort is recognized as one of the top international ski destinations. Steamboat Springs has produced over 100 Olympians and has been dubbed Ski Town USA. The Full Steam Ahead on mountain investment was completed in 2024 and will add \$200 million dollars into renovations. Including 650 acres of new terrain, a new ski school area and an additional gondola to roughly 3,000 existing skiable acres.

Steamboat Springs is a unique town based on a western heritage of ranching, mining and outdoor recreation. Steamboat Springs is served by two airports, the Yampa Valley Regional Airport and the City-owned Bob Adams Airport. The downtown area of Lincoln Avenue and Yampa St. offers a myriad of restaurants, retail stores, and activities for tourists and locals including Howelsen Hill and Ice Rink, the Yampa River, the Steamboat Springs Pro Rodeo, Farmer's Market and a series of summer and winter festivals.





LOCAL RECREATION ACTIVITIES

- Fish Creek Falls, Routt National Forest, Rabbit Ears Pass, Flat Top and Zirkel Wilderness Areas
- Strawberry Park Hot Springs or Old Town Hot Springs
- Yampa River through downtown
- Yampa Street Entertainment Area
- Steamboat Springs Resort and Base Area

