

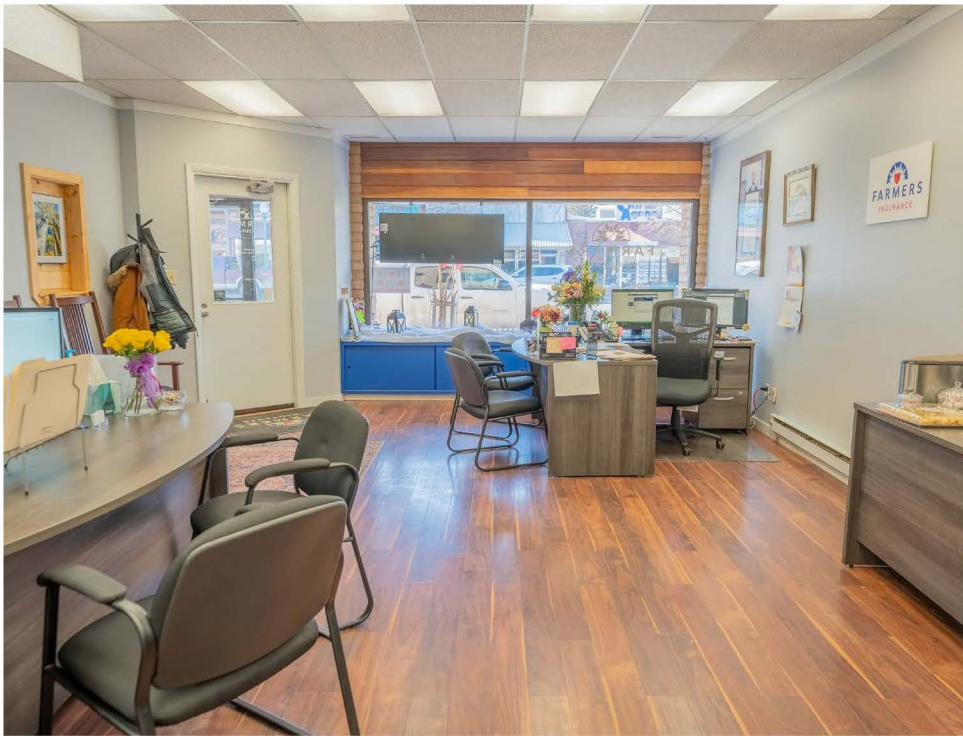


234 NORTH MAIN STREET  
GUNNISON, COLORADO

LIV | Sotheby's  
INTERNATIONAL REALTY



## SITUATED IN THE HEART OF GUNNISON'S CENTRAL BUSINESS DISTRICT



Situated in the heart of Gunnison's central business district, the Main Place enjoys an unbeatable location with high visibility and exceptional walking traffic. Currently, the building boasts 100% occupancy with two national tenants, two government offices, a local nonprofit organization, and several tenants with a tenure of 10 or more years including a law practice, medical office, and bookkeeping service. With retail frontage on both Main Street and Georgia Avenue, patrons can park and enter on both sides of the building. Constructed in 1980, this brick building is one of the newer additions to Main Street and offers an elevator for easy access to all three floors. Each floor has two restrooms along with attractive common spaces, including a large atrium on the second floor with unique, pyramid-shaped skylights. Most units are offered as suites; while some units have been divided with individual rooms rented by separate tenants. A new owner will enjoy the ultimate flexibility in unit configuration to meet tenants' needs.



## PROPERTY DETAILS

- Diverse Mixed-Use Building
- 22,612 Gross Sq Ft
- 100% Occupied
- High Visibility
- Exceptional Walking Traffic
- Retail Frontage on Main Street & Georgia Avenue
- Cap Rate: 4.38%
- Offered for \$2,250,000



**Cassie Slentz Gates**  
970.596.5516  
cgates@livsothebysrealty.com  
livcrestedbutte.com