

WINTER PARK RETAIL CONDOS FOR SALE

# Hideaway Station

78321 U.S. Hwy 40, Units 105 & 106, Winter Park, CO 80482

**PRICE  
IMPROVEMENT!**



**HIDEAWAY STATION** offers a prime commercial space for sale in Downtown Winter Park! Located on a prominent corner, this 3,000+ SF ground-floor retail condominium offers a lucrative investment opportunity just off Highway 40.

The upgraded space features expansive floor-to-ceiling windows, modern lighting, HVAC, restrooms, and direct sidewalk access, making it an ideal location for retail or office use. With its open layout and prime Main Street frontage, any business will benefit from the excellent visibility and high foot traffic. Designed for flexibility, the space can accommodate shops, boutiques, offices, or service-based ventures, and be used as a single expansive space or divided for different businesses.

Ample street parking, additional guest parking in the back, and a nearby bus stop ensure convenient access for customers and employees alike.

## Property Summary

<b>CONDO SIZE:</b>	3,050 SF
<b>REDUCED SALE PRICE:</b>	\$1,575,000 (\$516/SF)
<b>YEAR BUILT:</b>	2018
<b>PARKING:</b>	Street Parking
<b>TAX SCHEDULE NUMBERS:</b>	1587-283-59-001 & 1587-283-59-002
<b>ASSOCIATION FEES:</b>	\$1,400
<b>TAXES PAID 2023:</b>	\$15,539.36



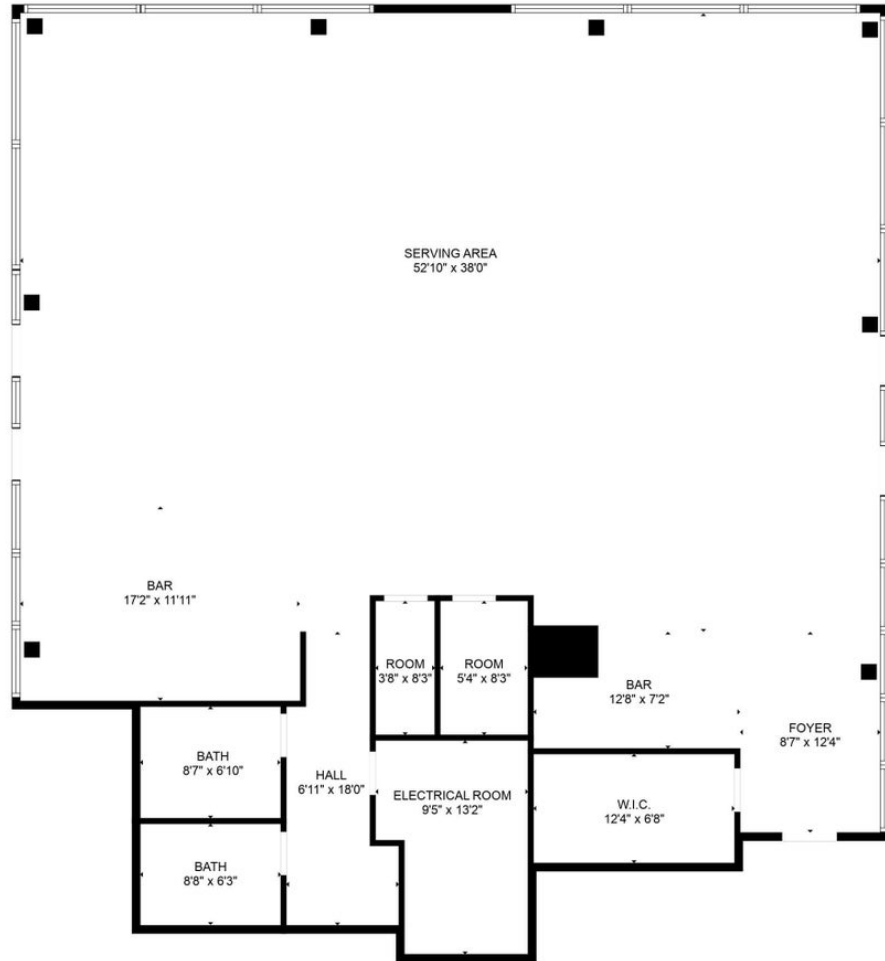
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**FLOOR PLAN**  
**UNIT 105 & 106**  
3,050 SF AVAILABLE



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 [www.oliverreg.com](http://www.oliverreg.com)

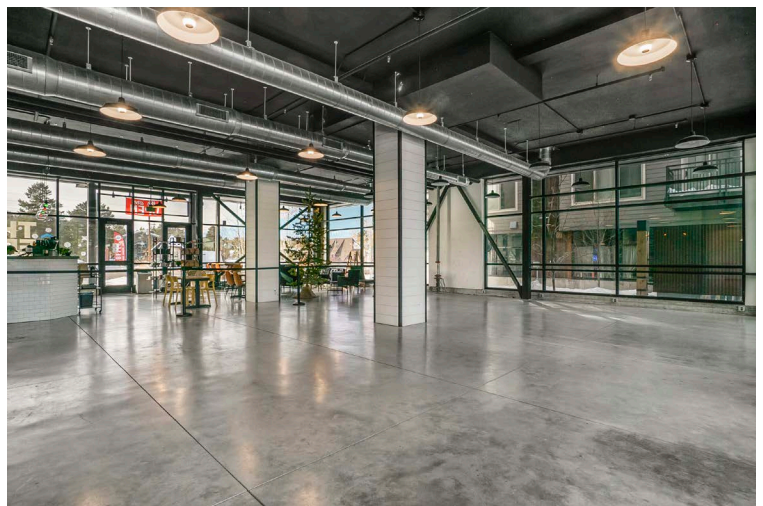
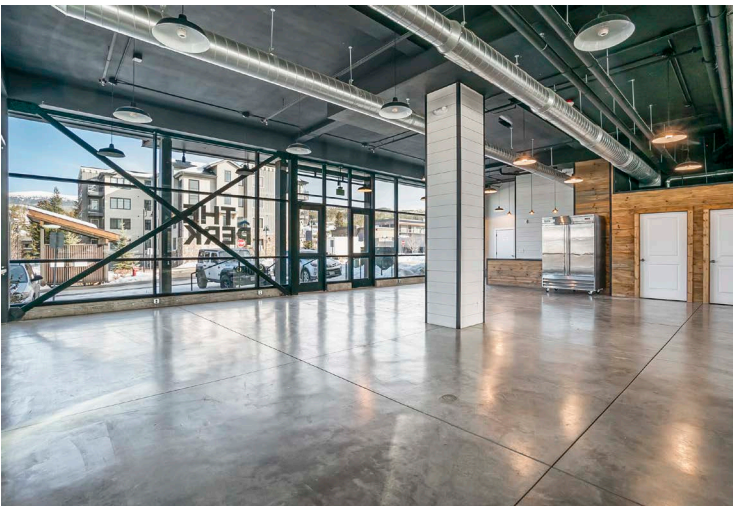
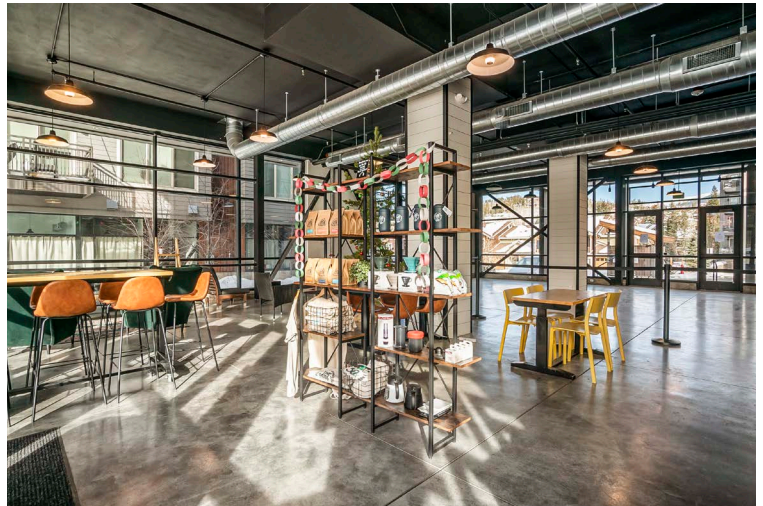
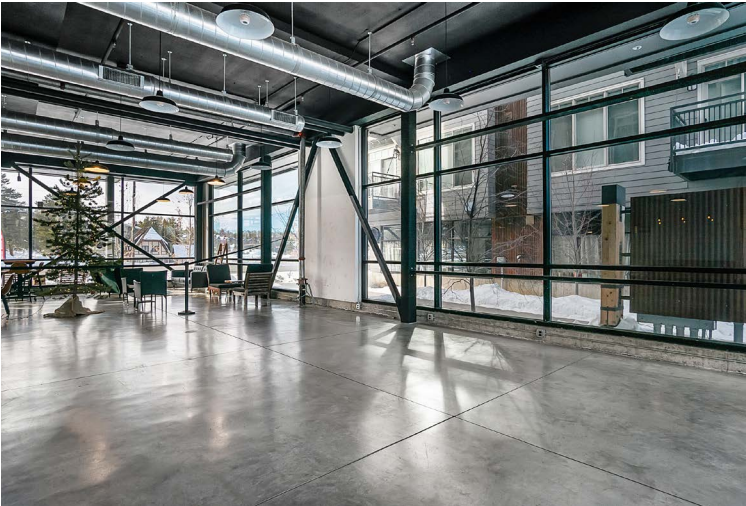
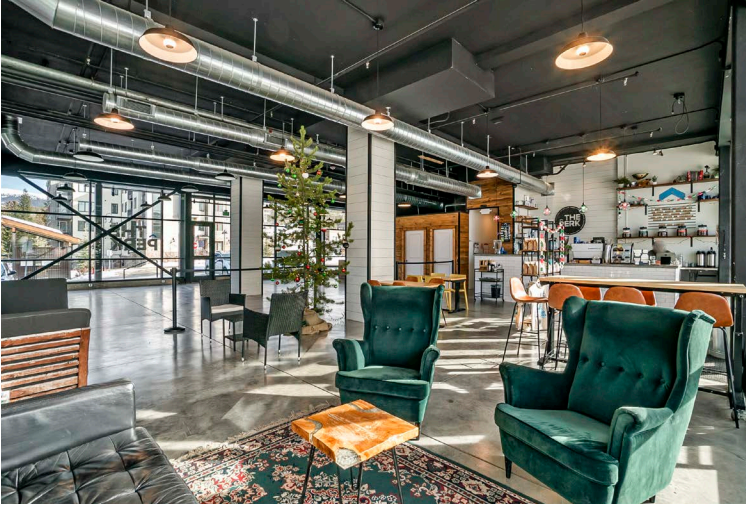
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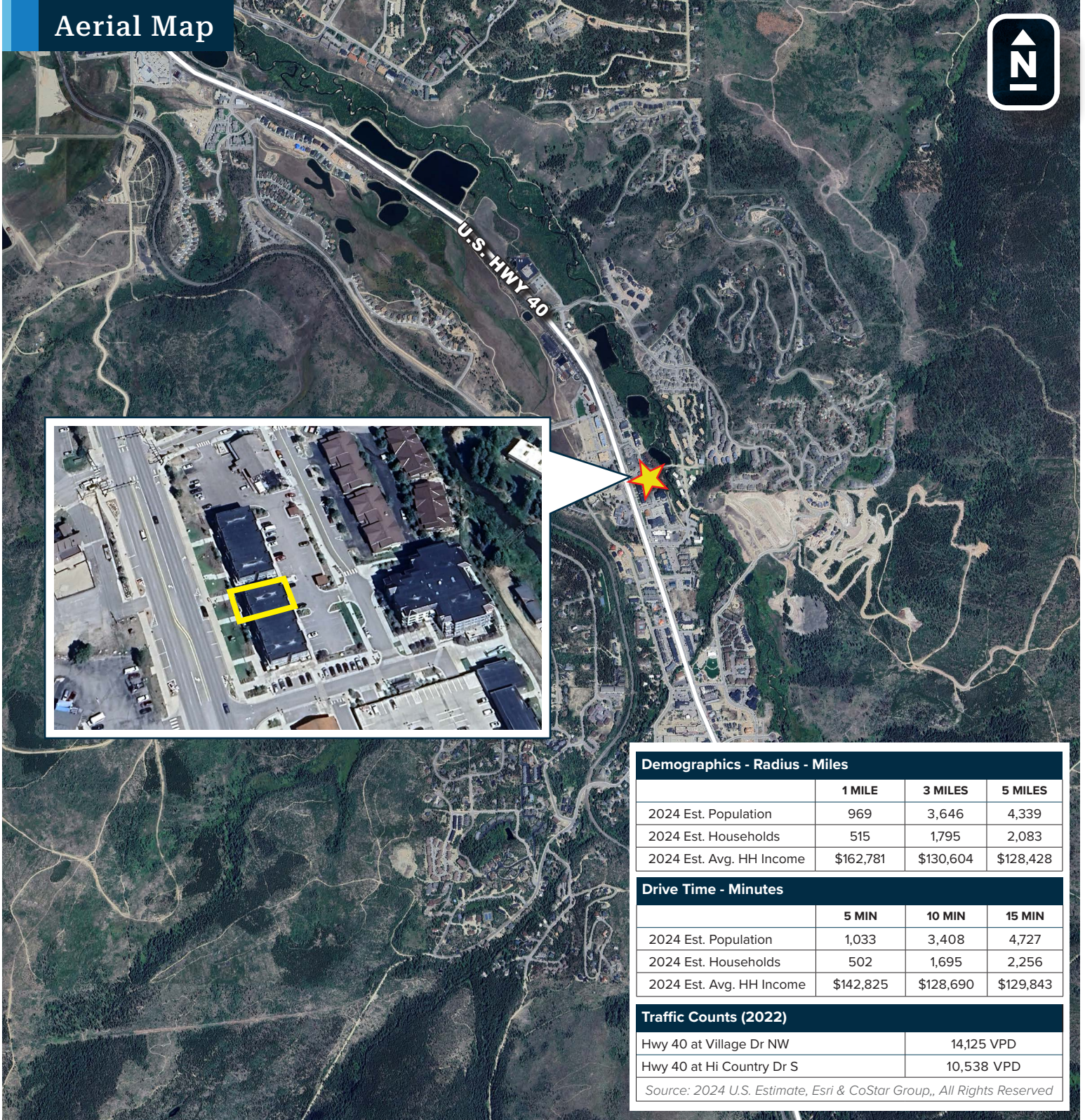
## Hideaway Station

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**Aerial Map**



**Demographics - Radius - Miles**

	1 MILE	3 MILES	5 MILES
2024 Est. Population	969	3,646	4,339
2024 Est. Households	515	1,795	2,083
2024 Est. Avg. HH Income	\$162,781	\$130,604	\$128,428

**Drive Time - Minutes**

	5 MIN	10 MIN	15 MIN
2024 Est. Population	1,033	3,408	4,727
2024 Est. Households	502	1,695	2,256
2024 Est. Avg. HH Income	\$142,825	\$128,690	\$129,843

**Traffic Counts (2022)**

Hwy 40 at Village Dr NW	14,125 VPD
Hwy 40 at Hi Country Dr S	10,538 VPD

*Source: 2024 U.S. Estimate, Esri & CoStar Group., All Rights Reserved*