

LEARN MORE ABOUT THIS PROPERTY  
MarketRealEstate.com



**NEW PRICE!**

OFFERED AT

~~\$1,475,000~~

**\$995,000**

BUILDING/PARCEL SIZE

**4,000 SF**

(.18 acres)

ZONING

**PUD-MIXED USE**

**422 MAIN STREET**

**LYONS, CO 80540**

**CLICK HERE**  
for virtual tour

U.S. 36 TO ESTES PARK/RMNP

OVERSIZED PARCEL  
WITH DEVELOPABLE LAND

**4,000 SF BUILDING**

ACTIVE REDEVELOPMENT ON ADJACENT LOT

# ROCK SOLID

422 Main Street presents an opportunity to root yourself in well-known Lyons, Colorado. This property sits on a rare existing Planned Unit Development (PUD), primed for redevelopment with expanded use opportunities. Adjacent to an active development project to the east, it's located in the heart of Lyons' vibrant downtown core. With two tenants in place with flexible terms, this is an ideal opportunity for a covered land play, an owner-user, or an investment. Take advantage of Lyons' steady stream of seasonal programming, weekend traffic counts of over 11,000, and artistic vibe.

## PROPERTY HIGHLIGHTS

- Historic single story retail building in the heart of Lyons.
- Heavy traffic counts as the gateway to the Rockies.
- Zoned as PUD-Mixed Use with approved development plans in place.
- Large .18 acre lot stretching to High Street

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## BUILDING FOR SALE IN LYONS

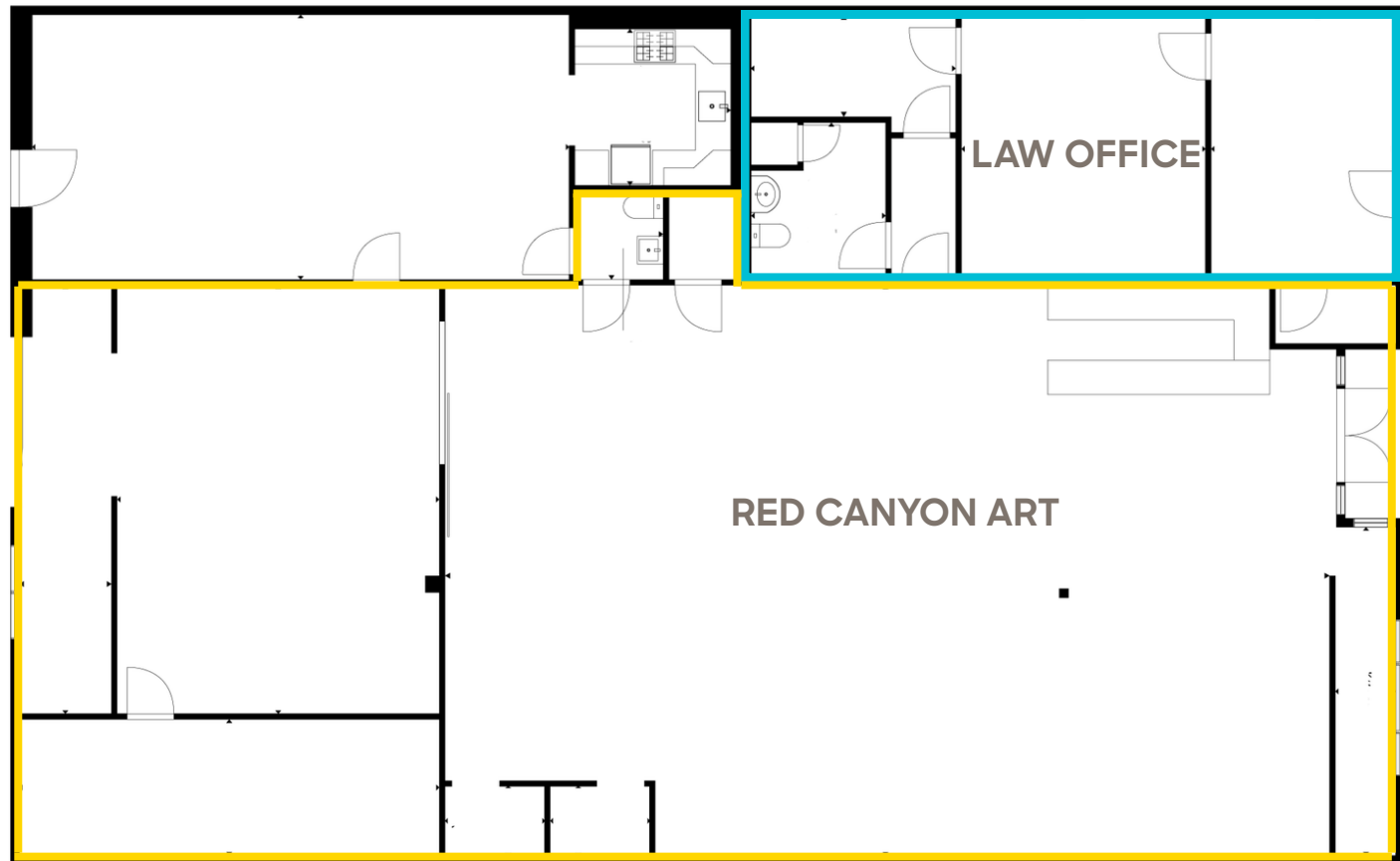
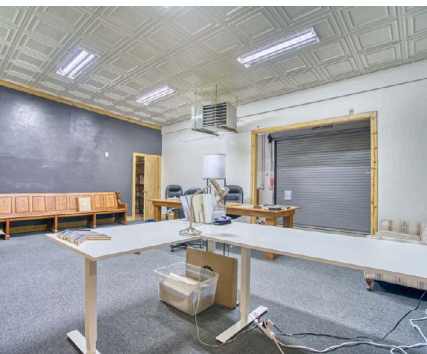


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## THE TOWN OF LYONS

Nestled in the foothills of Northern Colorado, Lyons is known as the Double Gateway to the Rockies. From tubing and kayaking in the beautiful St. Vrain river right in the middle of town, to world class hiking, biking, and fishing, to old-fashioned community events, intimate summer concerts and internationally renowned music festivals at Planet Bluegrass—it's all here in beautiful Lyons, Colorado.

- An Elevation Outdoors “Top Adventure Town”
- Year-round population: 2,230
- Median Household Income: \$90,806
- Median Age: 36
- High School Diploma or More: 98%
- Water: City of Longmont
- Electric: Town of Lyons
- Gas: Xcel Energy
- Waste water: Town of Lyons

COLORADO MAIN  
STREET PROGRAM

LYONS URBAN  
RENEWAL AUTHORITY

