

222 17th Avenue

IDAHO SPRINGS, CO 80452

RETAIL / OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

For an owner-user, this is an opportunity to establish a presence in one of Clear Creek County's most active mountain towns. For an investor, the property offers a clean slate to secure a tenant in a supply-constrained submarket with strong demand drivers tied to recreation, tourism, and proximity to the Denver metro via I-70.

With limited downtown retail inventory and flexible exit strategies, this property presents a compelling combination of location, character, and optionality in a core mountain market.

HIGHLIGHTS

Located in the heart of historic downtown Idaho Springs, 222 17th Avenue offers a rare opportunity to acquire a charming single-tenant retail building delivered vacant at closing, providing immediate flexibility for an owner-user or an investor. The property sits along a walkable, high-visibility downtown corridor surrounded by local shops, restaurants, and year-round tourist activity. Its manageable size and straightforward layout make it an ideal fit for a variety of uses, including retail, service-oriented businesses, wellness concepts, or professional offices, subject to zoning.

OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	2,760 SF
Building Size:	1,668 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	505	895	1,004
Total Population	1,050	1,859	2,088
Average HH Income	\$134,849	\$135,320	\$136,473

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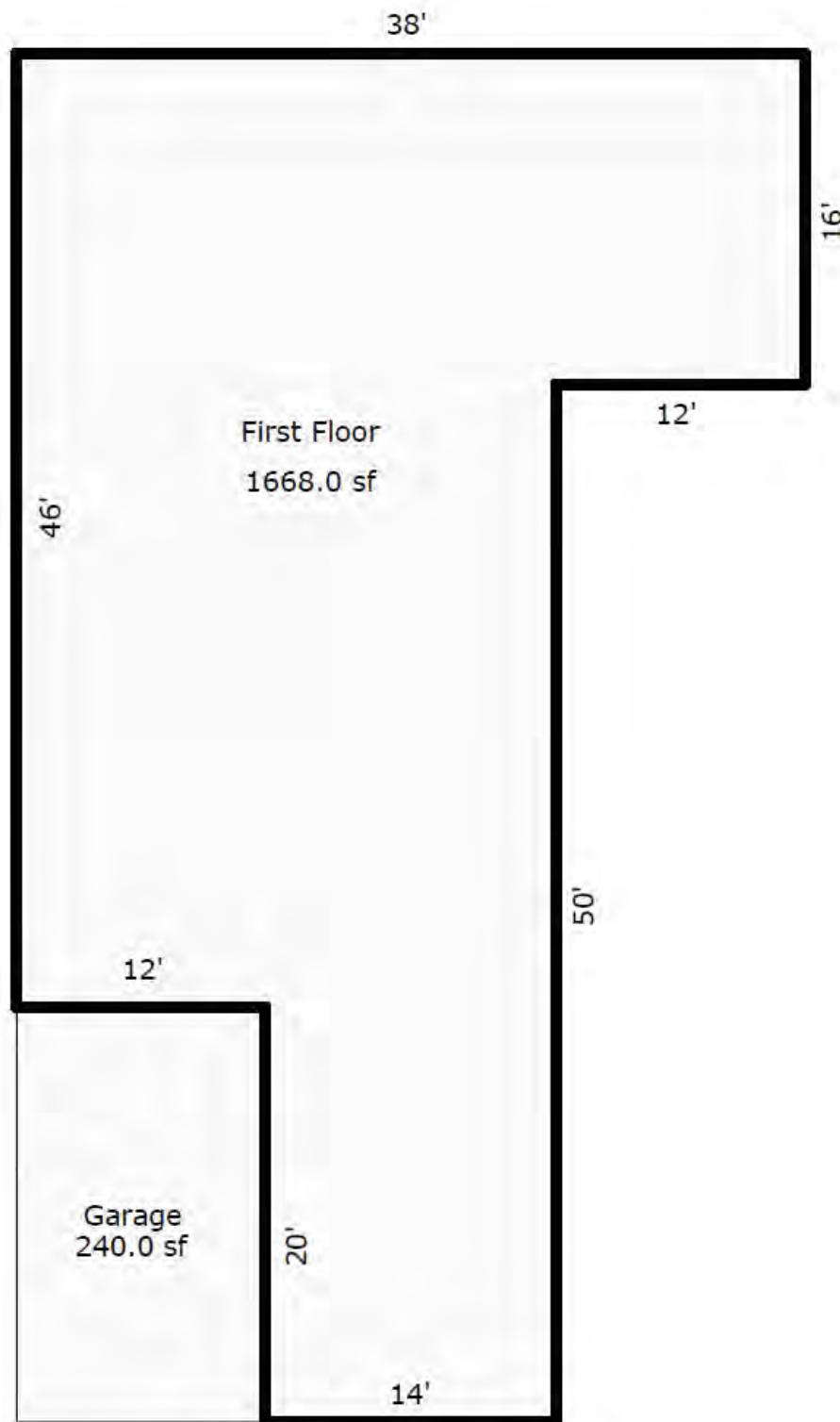
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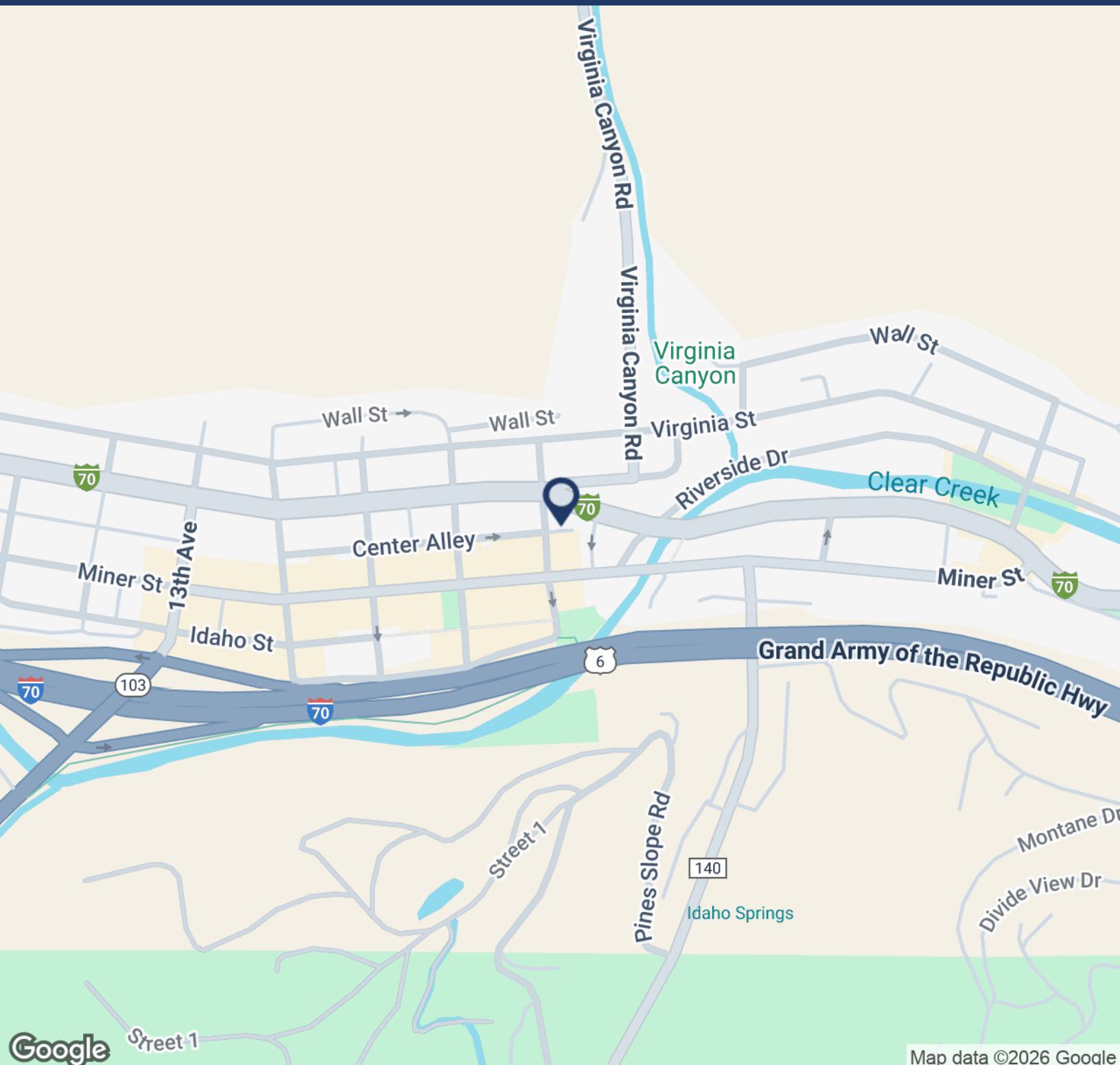
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