

397

HIGHWAY 119 & 584 EAST ST

NEDERLAND, CO 80466

SALE PRICE

**\$925,000**



**OWNER CARRY FINANCING AVAILABLE!**

RETAIL | OWNER USER OPPORTUNITY | 1,878 RSF



**PHILLIP A. YEDDIS**

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# PROPERTY HIGHLIGHTS

Address	397 Highway 119 & 584 East St Nederland, CO 80466
Sale Price	\$925,000
Warehouse/ Shop Building Size	1,878 SF
Office Building	528 SF
Lot Size	0.49 Acres
Drive In Doors	2 – 10'x12'
Power	220 V*
Sewer	Septic Tank
Water	Well (Private)
Restrooms	2 – 1 in each building
Parking	20 spaces
Year Built	1985
Taxes (2025)	\$11,871
Zoning	GC– Nederland
	* to be verified

- Owner carry financing available!
- FF&E available
- Monument signage and prime visibility along Highway 119
- 1,350 SF shop with two (2) service bays plus additional 528 SF detached office
- Zoned General Commercial (GC), the site supports a wide range of uses—auto repair, brewery/distillery, bar, retail, art/wood shop, and more.



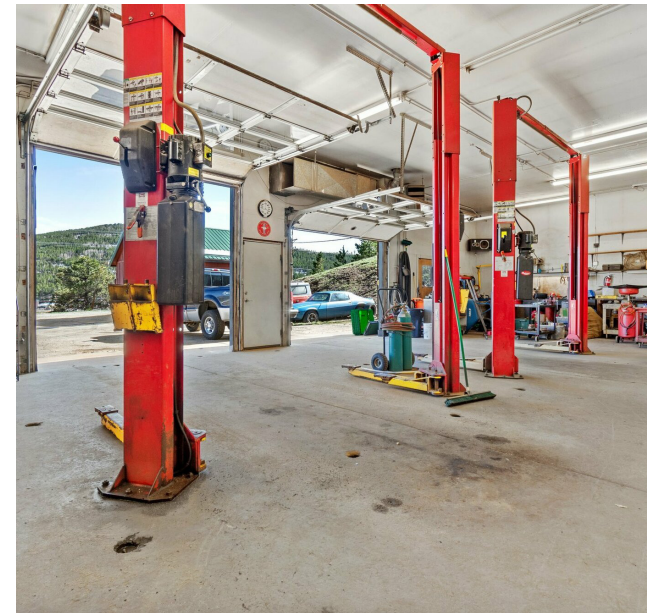
Nederland's East Street Garage offers a versatile commercial opportunity on a highly visible 0.49 AC corner lot along Highway 119. The property features a 1,350 SF shop with two service bays (plus space for a third vehicle), large overhead doors, a bathroom, & plumbing for radiant floor heat. A 528 SF detached office, consistently rented for 12 years, provides reliable supplemental income.

The site includes 20 parking spaces, two drive-in doors, & monument signage. FF&E is available, and owner financing is an option. With views of Barker Reservoir & the Indian Peaks located just 25 minutes from Boulder & 15 minutes from Eldora Mountain Resort—this property offers exceptional visibility, flexibility, & strong potential for both investors and owner-users.



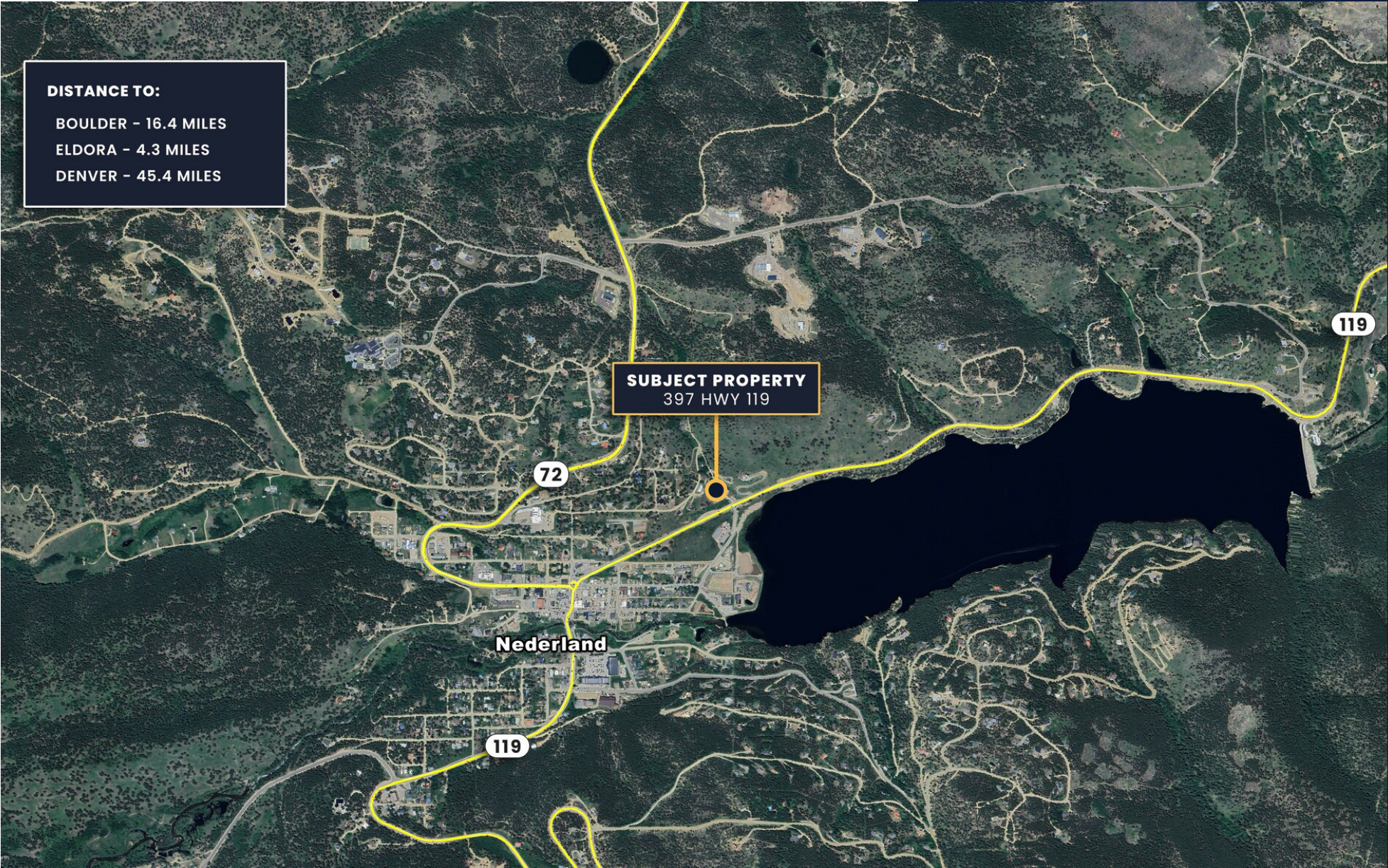


## ADDITIONAL PHOTOS





# SITE MAP







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