

78337

US HWY 40

WINTER PARK, CO 80482

\$4,995,000

FOR SALE



ONE OF A KIND • HIGH BARRIER OF ENTRY

FREESTANDING RETAIL BUILDING 19,000 RSF

PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.512.1162

pyeddis@uniqueprop.com



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

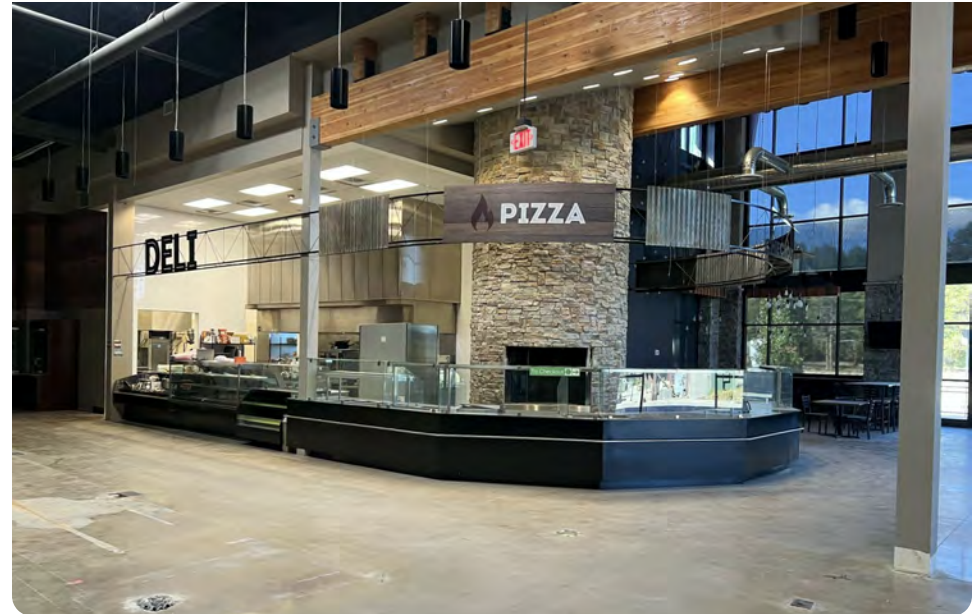
PROPERTY HIGHLIGHTS

Address	78337 US Hwy 40 Winter Park, CO 80482
Sale Price	\$4,995,000
Taxes	\$25,226.09
County	Grand
Building Size	19,000 SF
Lot Size	0.83 AC
Elevator	Yes
Parking	140 Sapces
Signage	Monument & on Building
Year Built	2018

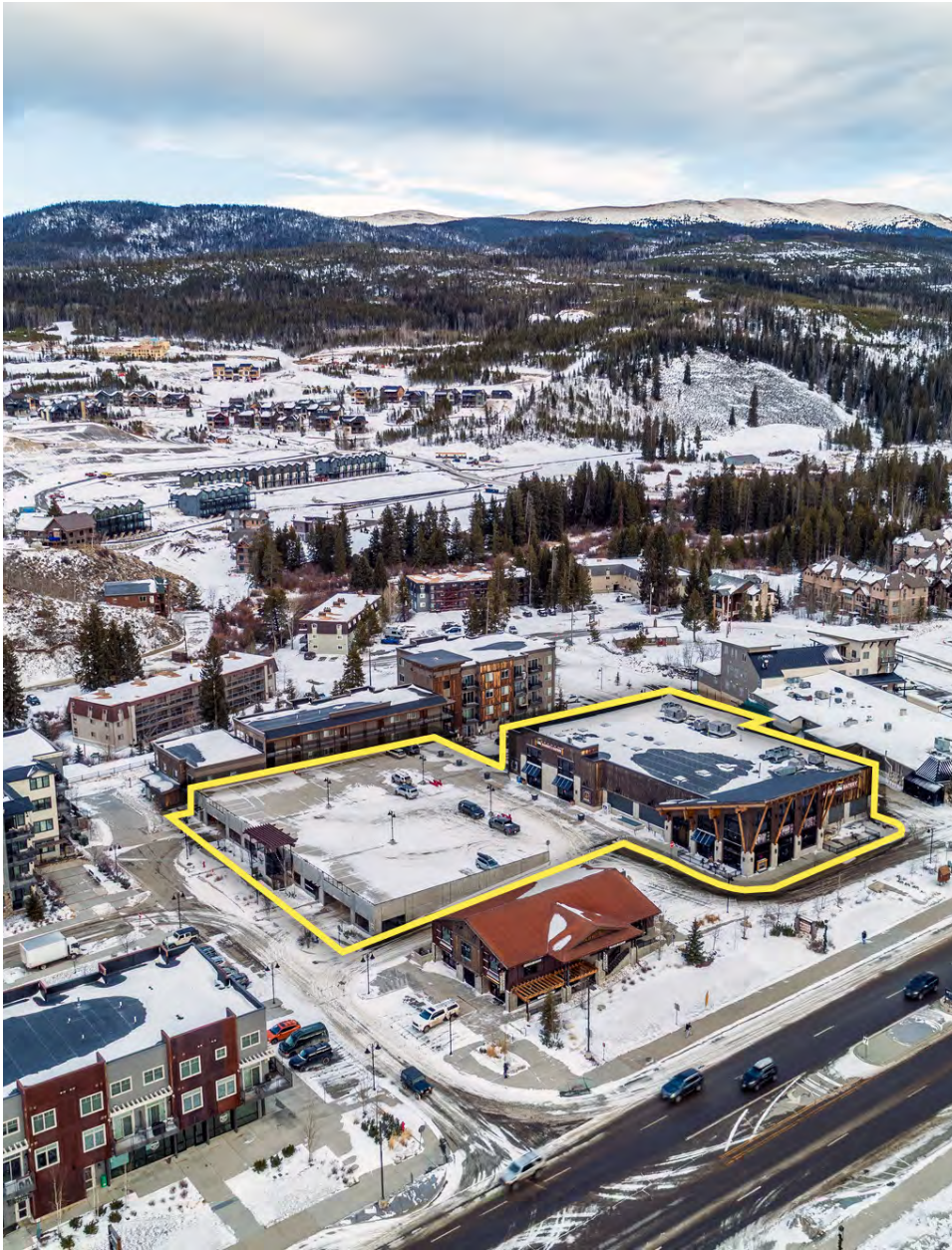
PROPERTY DESCRIPTION

Freestanding retail building within Hideaway Station, a mixed-use development in the heart of Winter Park, offering access to both local residents and year-round tourist traffic. Located on US Highway 40 (Main Street), the property provides excellent visibility, strong traffic counts, and walkability to nearby amenities. A rare purchase opportunity in a high-barrier-to-entry mountain market with premier exposure.

- Prime Main Street (Hwy 40) frontage with excellent visibility and access
- Priced below replacement cost
- Minimal operational burden – no parking lot maintenance or snow removal (covered garage maintained by the Town of Winter Park)
- Access to world-class recreation, including 3,081 skiable acres, 171 trails, and 23 lifts.



LOCATION HIGHLIGHTS



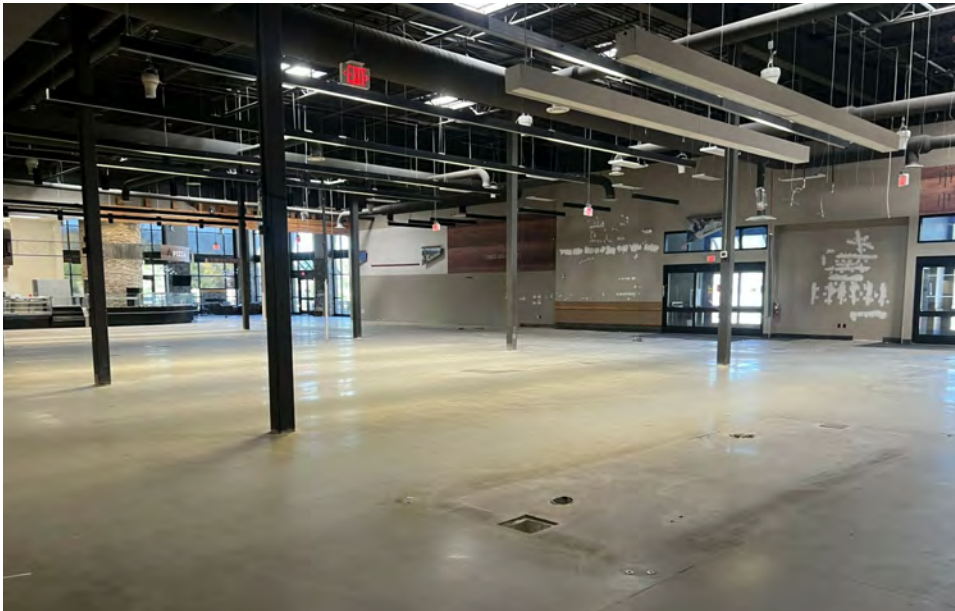
LOCATION DESCRIPTION

Hwy 40 frontage in Downtown Winter Park near retail stores, restaurants, bars and retail stores. Over 100 on-site residential units supporting the retail base.

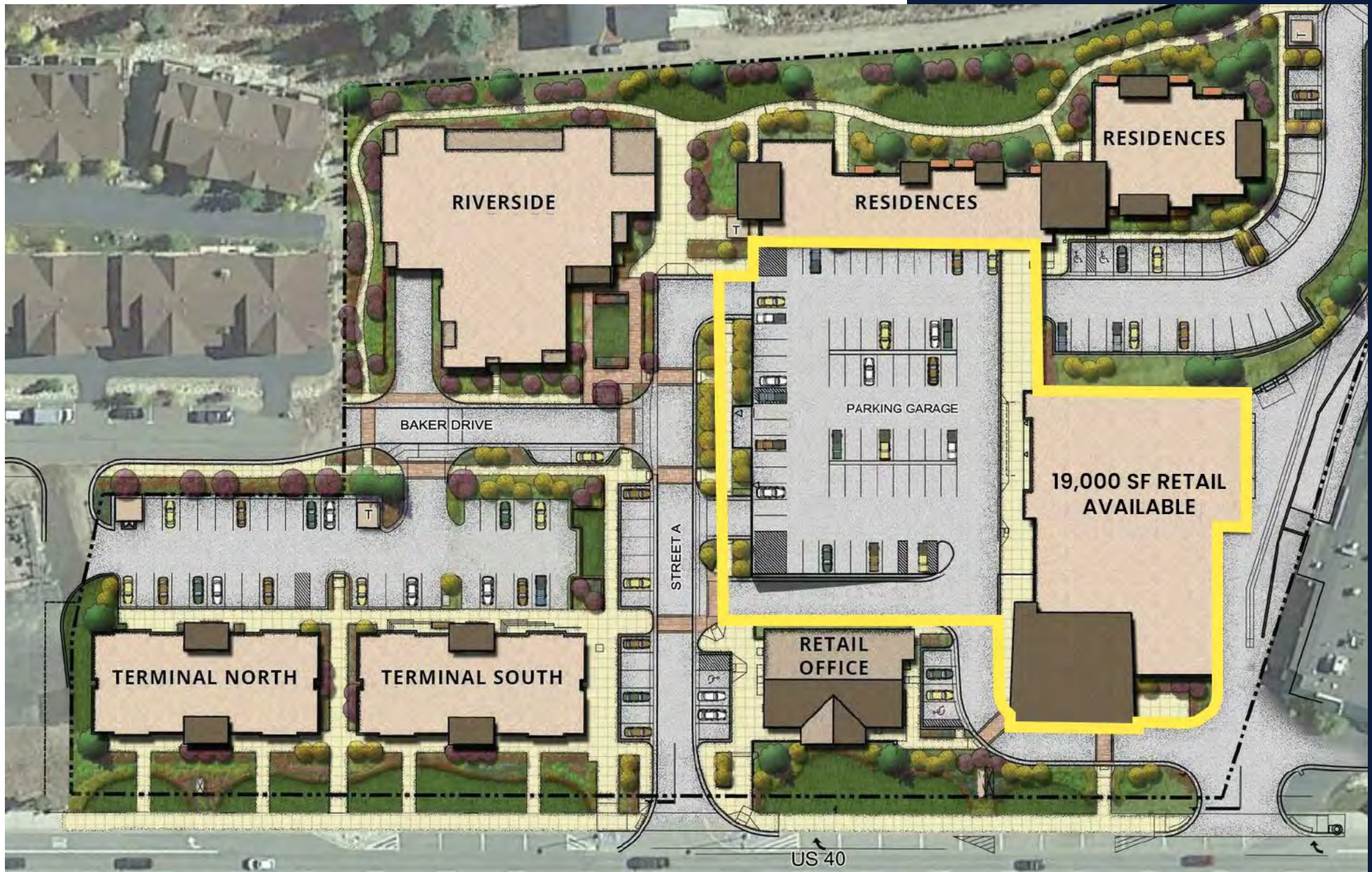
HIGHLIGHTS

- Awarded Governor's Award for Best Addition to Downtown Winter Park
- \$2 Billion resort base redevelopment including over 400+ multifamily units and 35,000 SF of commercial space
- Central hub for year-round outdoor recreation and tourism
- Winter activities: skiing, snowmobiling, tubing, snowshoeing, and ice skating
- Summer activities: golf, hiking, rafting, lake recreation, horseback riding, alpine slides, and 600 miles of biking trails
- Hosts 200+ summer events annually
- Serves a population of 16,500+ permanent residents
- Significant capital improvements completed within the space
- Located near Colorado's second-largest ski area

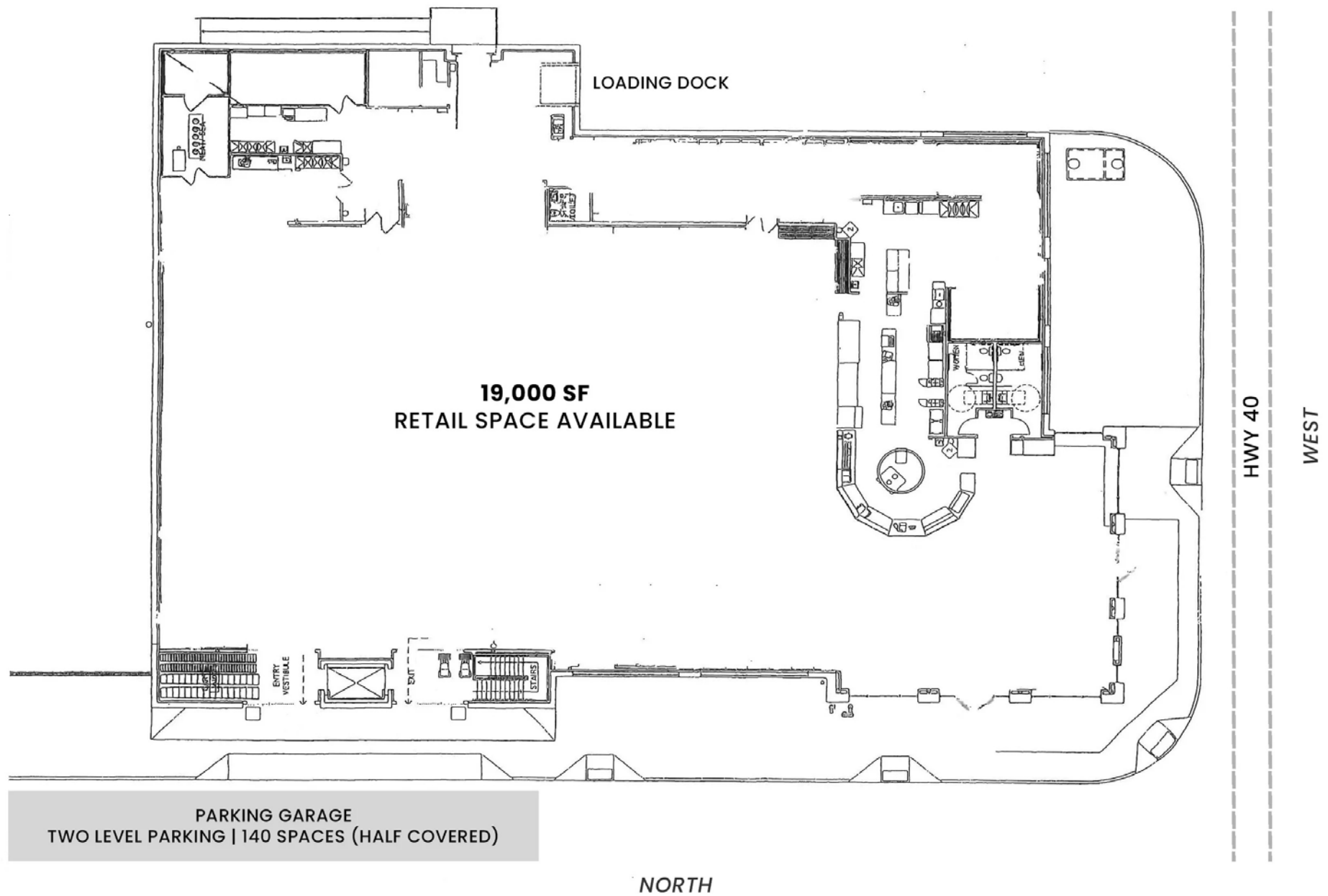
ADDITIONAL PHOTOS



SITE AERIAL



FLOOR PLAN



LOCATION **MAP**





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