

Full Property View

2804 Colorado Boulevard, Idaho Springs, CO 80452

----- **\$1,600,000** - Active

Listing



Listing ID: **9514841**
 Property Type: **Commercial Sale**
 Property Subtype: **Retail**
 County: **Clear Creek**
 Year Built: **1965**
 Lease Amount:
 MLS Status: **Active**
 List Price: **\$1,600,000**
 Original List Price: **\$1,600,000**
 Structure Type: **Free Standing**
 Lease Considered: **No**
 Listing Terms: **Cash, Conventional**
 Listing Contract Date: **06/17/2026**
 Days in MLS: **9**
 Tax Annual Amt: **\$19,464**
 Tax Exemptions: **Qualified Opportunity Zone**
 Tax Legal Desc: **SUBDIVISION: IDAHO SPRINGS PT FAIVRE PLCR #295 & IMP - ESMT 464/692 SURV #222294 682/443, SURV LOT LINE ADJ #245071 775/609**
 Spec. Listing Cond:
 Tax Year: **2025**

Building Information

Building Area Total (SqFt Total): **1,905**
 Leasable Area (SqFt):
 Building Class: **Class C**
 Common Area: **1,905**
 Year Built Effective (Last Remodel): **1990**
 Roof: **Architectural Shingles, Composition, Rolled/Hot Mop**
 Ceiling Height (Clear Span):
 Construction Materials: **Frame**
 Building Features: **Concierge/Staffed Front Desk, Front Desk, Storage, Wi-Fi**
 Architectural Style: **A-Frame, Chalet, Mid-Century Modern, Mountain Contemporary**
 Exclusions: **Personal property and all business related property.**
 PSF Total: **\$840**

Site & Location Information

Lot Size: **0.42 Acres / 18,251 SqFt**
 Current Use: **Commercial, Live-Work/Mixed-Use/Flex, Recreational, Retail**
 Road Surf/Front: **Paved/Public Road**
 Zoning: **Mixed Commercial Res**
 Walk Score: **47**
 Distance To Bus: **1 Blocks**
 Distance To Other Transit: **15 Blocks**
 Fencing:
 Lot Features: **Borders Public Land, Corner Lot, Near Public Transit, Near Ski Area**
 Road Responsibility: **Public Maintained Road**
 Building (Complex) Name:
 Parcel Number: **1835-364-07-203**
[View Walk, Bike, & Transit Scores](#)
 Distance To Light Rail: **20 Miles**

Water & Utilities

Water Included: **Yes**
 Irrigation Source:
 Utilities: **Cable Available, Electricity Connected, Internet Access (Wired), Phone Available, Sewer Connected**
 Water Source: **Public**
 Electric: **220 Volts**
 Sewer: **Public Sewer**

Financials & Expenses

Cap Rate: **0.00**
Actual
 Gross Income:
 Operating Expense:
 Annual Net Income:
 Operating Expense Includes:
 Cap Rate Calculation:
Projected
 Gross Income:
 Annual Expense:
 Annual Net Income:

Tenant Information

Tenant	Area (SqFt) Occupied	Lease End Date	Tenant Options
Kodi Rafting	800		Rent back opportunity TBD

Unit Information

# Units Total:	Unit Area (SqFt)	Unit Description
2		Upstairs partially finished space with potential separate access.
1		Retail Space with two 1/2 bathrooms & office

Parking

Parking Type	# of Spaces	Parking Description
Recreational Vehicle	3	Room for busses and shuttles
Parking Lot	20	Rear parking
Off-Street	10	Front parking

Parking Total: **33**
 Carport Spaces: **0**
 Parking Features: **Asphalt**
 Garage Spaces: **0**
 Reserved Spaces: **0**
 Offstreet Spaces: **30**
 RV Spaces: **3**

Public Remarks

Rare commercial opportunity in historic Idaho Springs! This exceptional creekside parcel boasts high-visibility Colorado Blvd frontage in a booming mountain town drawing over 1M annual visitors and 40K daily cars along the I-70 corridor. Since 1970, the legendary Maison de Ski shop has anchored the property—predating local icons like Tommyknockers and Beau Jo's—serving generations of repeat customers with premier ski rentals and expert tuning, while partnering with Kodi Rafting for top-tier summer experiences. Positioned directly on the water, the site sits just two blocks from the new Argo

Gondola (with bike carriers) and the world-class Virginia Canyon Mountain Bike Park, making it uniquely primed for a high-volume bike shop, rafting outfitter, or expanded ski hub. Cyclists can launch directly onto the Clear Creek Bike Path while rafters simultaneously set off down world class rapids. Winter enthusiasts enjoy elite proximity to major resorts: Loveland Ski Area and Echo Mountain are just 25 minutes away, with seven world-class destinations within 90 minutes. Featuring highly versatile mixed-use commercial (opportunity) zoning, the property offers unmatched cash-flow flexibility. Capitalize immediately on the profitable turnkey recreation setup by adding a high-volume bike rental shop & bike wash, while generating instant secondary income by renting out private parking spaces just below the city's high-demand paid spaces. For long-term development upside, the land is perfectly configured for a premium three-story condominium complex featuring a bustling ground-floor retail footprint, while the underutilized lower waterfront can transform into a vibrant outdoor music venue and beer garden. Located just one hour from DIA, this rare gem perfectly combines rich history, unparalleled transit access, and limitless development potential in Colorado's most rapidly expanding adventure corridor. Price is for building + lot. Call or see private remarks for Maison de Ski sale.

Directions

Google maps takes you to the address in the heart of Idaho Springs. Be sure to check out the historic downtown district at exit 240.

Confidential Information

Private Remarks: **\$1.6M is for the building and lot. The iconic Maison de Ski shop entity inventory and equipment can be purchased for \$125,000. The primary zoning designation for this area of Colorado Boulevard is commercial, but it is located within a specialized district that explicitly allows for mixed-use commercial and multi-family. Idaho Springs in Clear Creek County was officially designated as an Opportunity Zone during the initial rollout. The current designations remain fully active through December 31, 2028**

Sale Type:	Owner/User	Existing Lease Type:	
Contract Earnest Check To:	Land Title		Possession: Negotiable
Contract Min Earnest:	\$50,000	Listing Terms: Cash, Conventional	
Title Company:	Land Title in Evergreen		Ownership:
Expiration Date:	05/27/2027		

Showing Information

Showing Service:	ShowingTime		
Showing Contact Phone:	800-746-9464	Show Email:	No Showings Until:
Showing Considerations:	Camera(s) Inside, Camera(s) Outside		
Showing Instructions:	Preview outside first, provide proof of funds and then schedule showing with listing agent. 303-825-2626		
Occupant Type:	Owner		

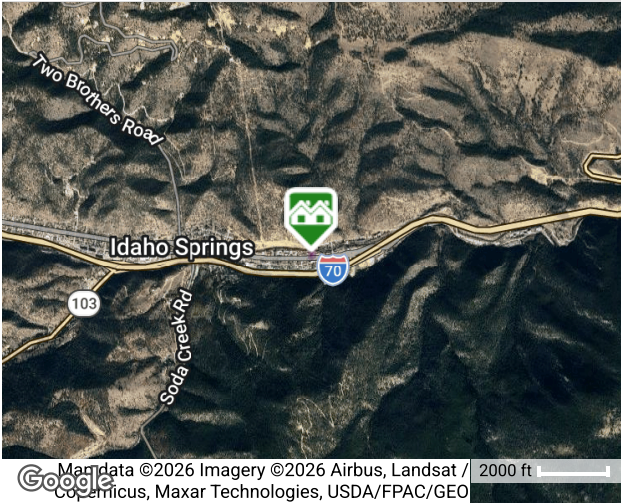
List Agent

List Agent:	Joshua Spinner	Phone:	303-825-2626	
List Agent ID:	019945	Mobile:	303-825-2626	
		Office:	303-567-1010	
List Office:	Clear Creek Realty Colorado LLC	Email:	JOSHUASPINNER@GMAIL.COM	List Office ID: M3183



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Parcel Map





Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	07/17/2012	Flood Community Name:	IDAHO SPRINGS
Flood Zone Panel:	08019C0207E	Within 250 feet of multiple flood zone:	Yes (AE,X500,X)
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

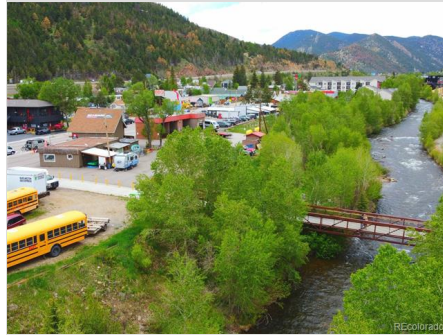
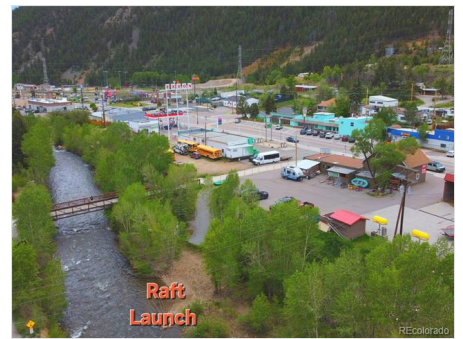
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Photos





Distance to Virginia Canyon Mtn Bike park



Kodi Rafting



Iconic Maison de Ski since 1970



Iconic Maison de Ski since 1970



Iconic Maison de Ski since 1970



Iconic Maison de Ski since 1970



Iconic Maison de Ski since 1970



Clear Creek bike path



Historic
Idaho
Springs



Idaho Springs



Historic
Idaho
Springs



Idaho Springs



Loveland
ski area



Historic Idaho
Springs



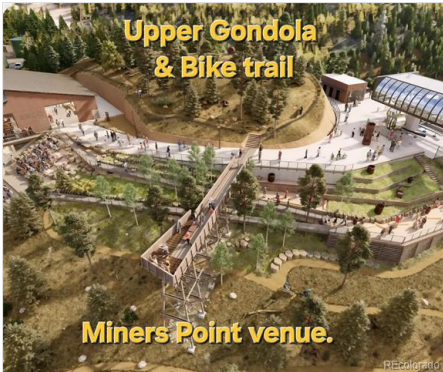
Virginia Canyon
hiking & biking



Gondola with bike lift



Gondola
with
bike lift



Upper Gondola
& Bike trail

Miners Point venue.



Top of gondola and bike park trail entry



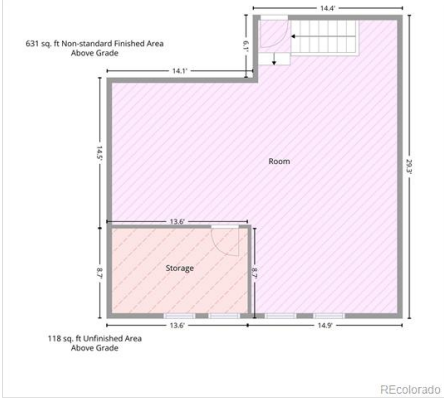
Virginia Canyon bike park



Virginia Canyon bike park



1956 Main level SqFt



749 Upper SqFt