



OFFICE BUILDING FOR SALE

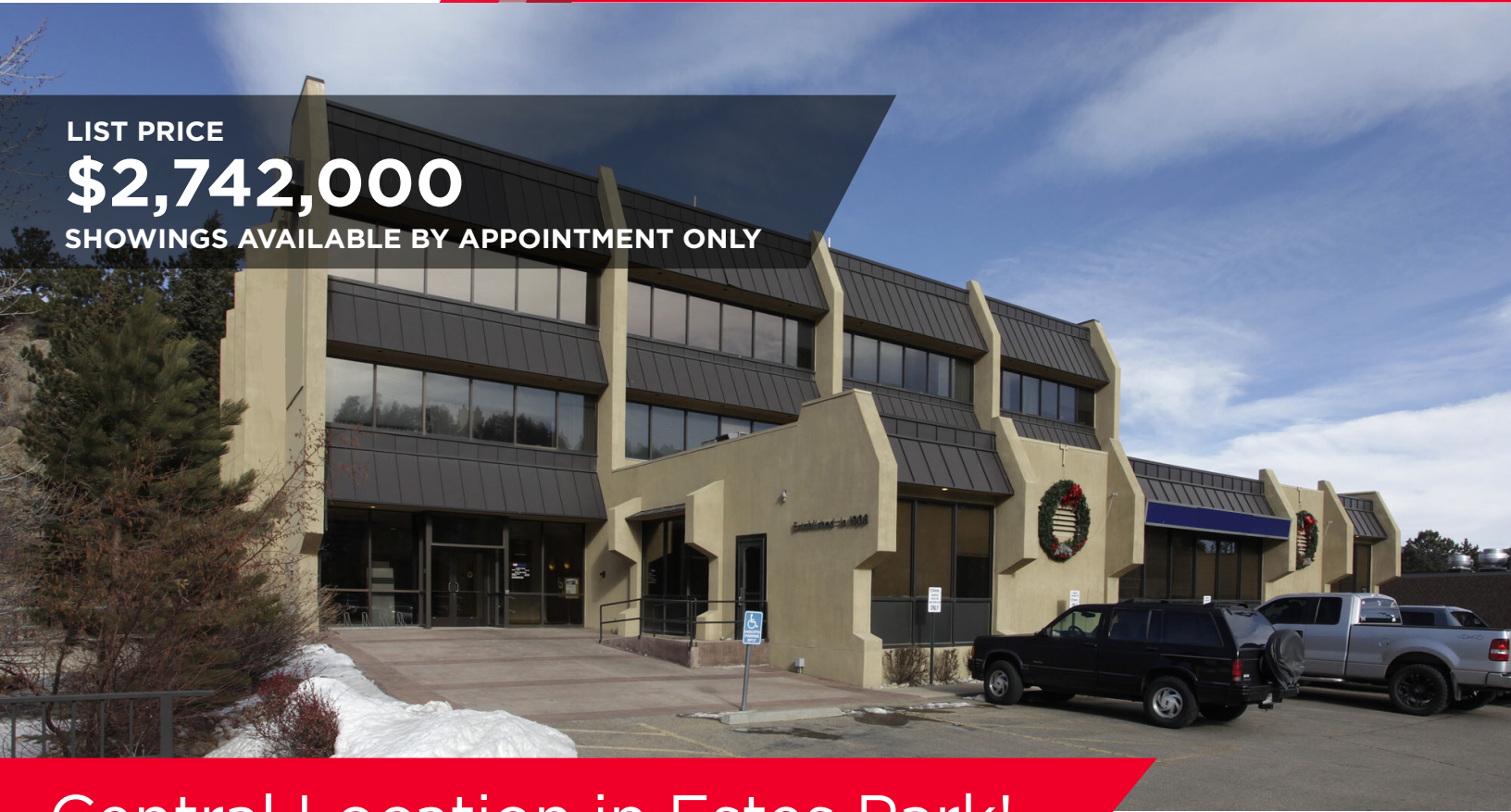
363 EAST ELKHORN AVENUE

ESTES PARK, COLORADO 80517

LIST PRICE

\$2,742,000

SHOWINGS AVAILABLE BY APPOINTMENT ONLY



Central Location in Estes Park!

PROPERTY FEATURES

- Building Size** 20,313 SF
- Leased** The building will be 83%
- Year Built** 1979
- Stories** Three (3)
- Parking** 90 Spaces; 4.43 : 1,000
- Land Area** 1.5 Acres (65,296 SF)

General Description:

Three (3) Story Office Building with Drive Thru and Free Standing ATM Located at the Entry to Town on the Main Street of Estes Park



Incredible opportunity to acquire a great investment in a thriving Colorado mountain town!!

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363 EAST ELKHORN AVENUE

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#1
TOURIST
DESTINATION



\$70,477
MEDIAN
HOUSEHOLD
INCOME



5,824
ESTIMATED
POPULATION
(2023)



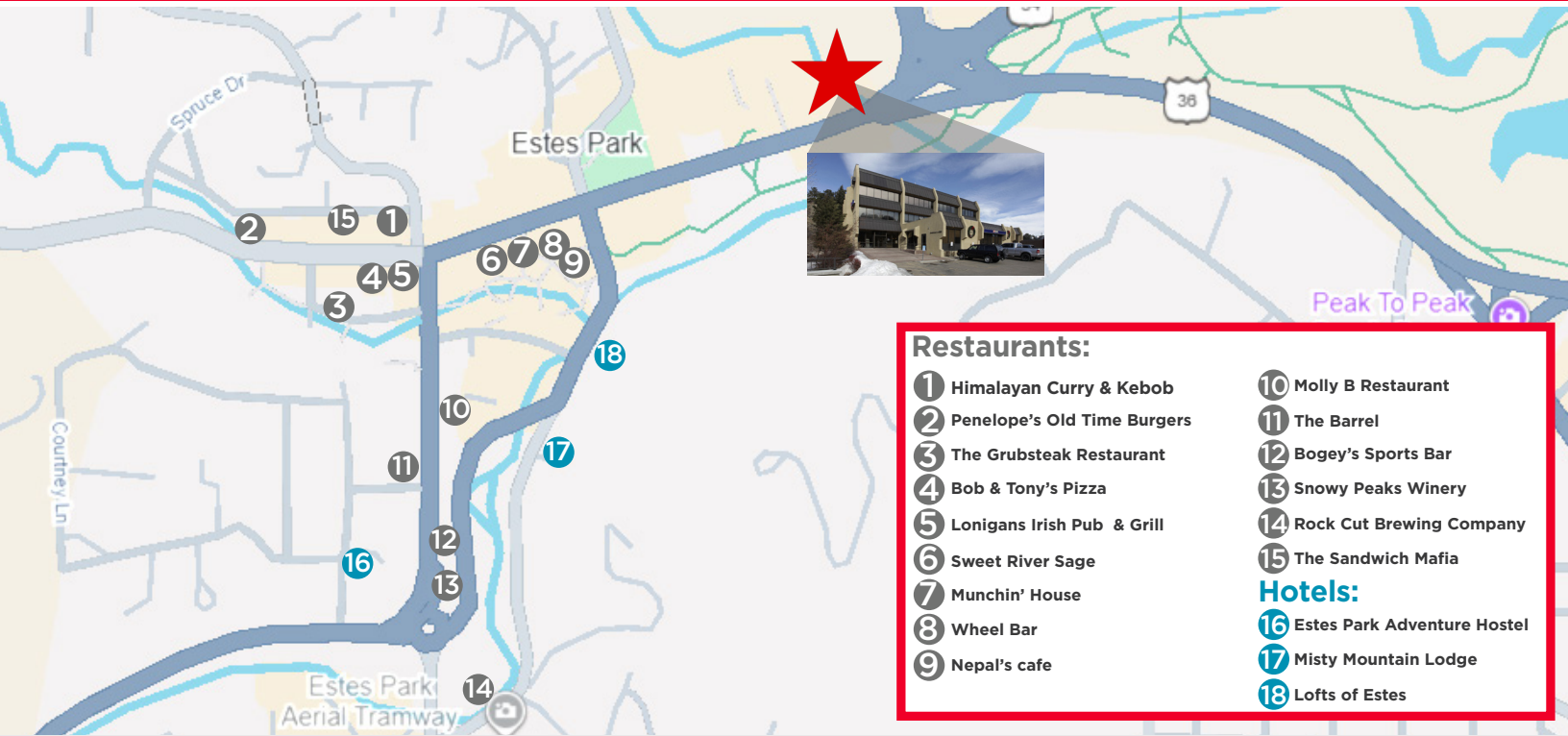
BEST
IN
TRAVEL



\$380,000
MEDIAN HOME
VALUE



BEST
MOUNTAIN
TOWN



Restaurants:

- 1 Himalayan Curry & Kebob
 - 2 Penelope's Old Time Burgers
 - 3 The Grubsteak Restaurant
 - 4 Bob & Tony's Pizza
 - 5 Lonigans Irish Pub & Grill
 - 6 Sweet River Sage
 - 7 Munchin' House
 - 8 Wheel Bar
 - 9 Nepal's cafe
 - 10 Molly B Restaurant
 - 11 The Barrel
 - 12 Bogey's Sports Bar
 - 13 Snowy Peaks Winery
 - 14 Rock Cut Brewing Company
 - 15 The Sandwich Mafia
- Hotels:**
- 16 Estes Park Adventure Hostel
 - 17 Misty Mountain Lodge
 - 18 Lofts of Estes

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