



453 COMMERCE STREET

HAYDEN, CO

OLSON | TOLAN
— T E A M —

Steamboat | Sotheby's
INTERNATIONAL REALTY



Five units offering between 899 SF – 1064 SF of main -level space plus 345’ – 393’ loft space.

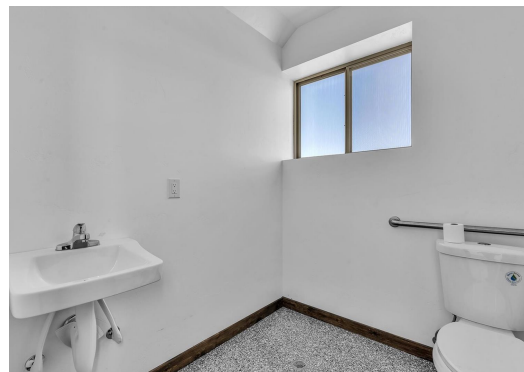
Exceptional Commercial Opportunity

Introducing a newly constructed commercial project offering five highly functional office and workspace units with flexible warehouse capabilities in the heart of Hayden, Colorado.

Available individually or as a complete investment package, this modern development presents an outstanding opportunity for investors, owner-users, contractors, entrepreneurs, and small business operators seeking clean, versatile, income-producing commercial space in a rapidly growing market.

Located minutes from Yampa Valley Regional Airport and approximately 30 minutes from Steamboat Springs, the property benefits from Hayden's continued growth, airport expansion, and increasing demand for flexible commercial space.

- 14' x 12' overhead garage doors
- High ceilings
- Abundant natural light
- Epoxy-coated flooring
- Insulation
- Fresh interior finishes
- High-speed internet capability
- Finished private bathrooms
- Utility sinks
- Flexible loft areas



EXCEPTIONAL COMMERCIAL
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Portfolio Offering

Building 1 & 2

Offered at \$2,100,000
#S1068751

This exceptional portfolio opportunity includes all five newly constructed commercial units.

Building Configuration

Triplex Units

- Approx. 899 SF main level
- Approx. 345 SF loft
- Approx. 1,244 SF total per unit

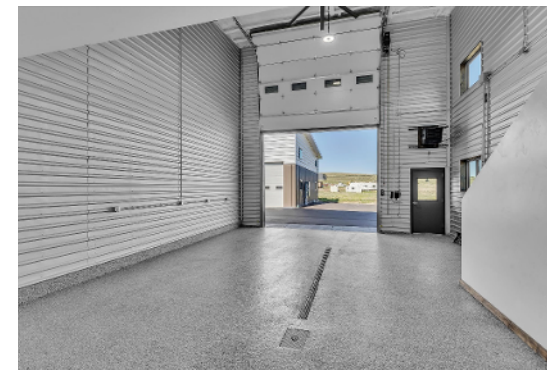
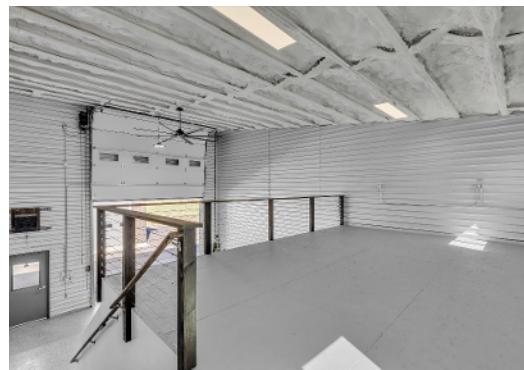
Duplex Units

- Approx. 1,064 SF main level
- Approx. 393 SF loft
- Approx. 1,457 SF total per unit

Investment Potential

The flexible layout and growing market create an excellent opportunity for:

- Long-term investment hold
- Owner-user occupancy with supplemental rental income
- Multi-tenant commercial investment
- Contractor or trade headquarters
- Business incubator or creative workspace development



Triplex | End Unit

Offered at \$375,000
#S1068803

Approx. 1,185 Total Square Feet

- 866 SF lower-level workspace
- 345 SF loft

The unit offers a rare opportunity to own a modern, highly functional commercial workspace with exceptional natural light and flexible warehouse capabilities.

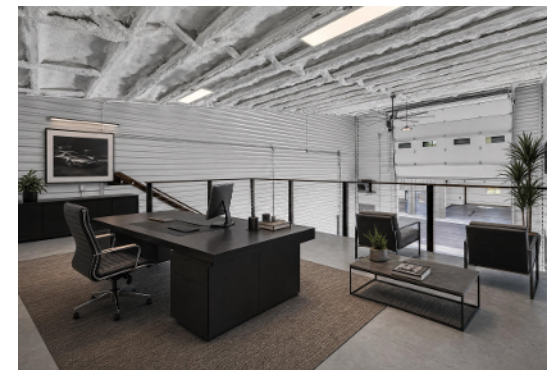
As an end unit, the space benefits from additional windows and enhanced sunlight, creating a bright and inviting environment rarely found in traditional industrial properties.

Features Include

- 14' x 12' overhead garage door
- High ceilings
- Spacious loft area
- Private Bathroom
- Epoxy flooring
- Insulation
- Fresh paint
- High-speed internet capability
- Utility sink

Ideal Uses

- Contractor workspace
- Creative studio
- Small business operations
- Vehicle and recreational storage
- Office and showroom combination
- Workshop or fabrication space



Duplex Unit | Larger Corner Unit

Offered at \$390,000
#S1068810

Approx. 1,457 Total Square Feet

- 1,064 SF lower-level workspace
- 393 SF loft

This newly constructed corner unit combines functionality, flexibility, and modern industrial design. Additional windows provide abundant natural light while soaring ceilings and a large overhead door create a highly usable and adaptable commercial environment.

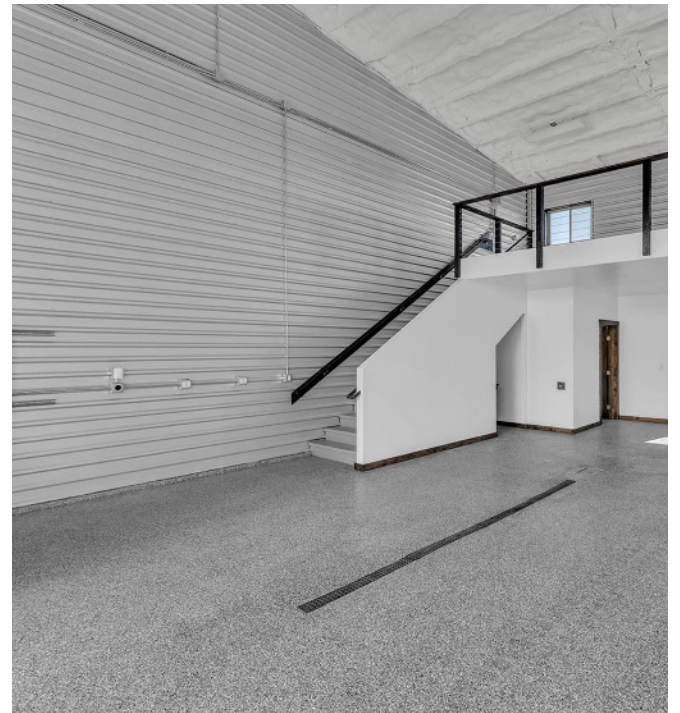
Features Include

- Heated interior
- Floor drains
- Epoxy-coated flooring
- Insulation
- Fresh interior finishes
- High-speed internet capability
- Private bathroom
- Utility sink
- Spacious loft area

Excellent For

- Trades and contractor operations
- Inventory and storage
- Automotive or recreational storage
- Creative business operations
- Hobby workshop
- Small business headquarters







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Endless Possibilities

Creative Space Inspiration

Imagine What Your Space Could Become

These modern workspaces offer incredible flexibility and can easily be customized to fit a wide variety of business, hobby, and lifestyle uses.

Creative Studio

Modern industrial art studio with exposed ceilings, bright natural light, large work tables, loft office, polished epoxy floors, and contemporary industrial finishes.

Contractor Headquarters

Organized contractor workspace featuring tool storage, workbenches, equipment staging, loft office, and clean industrial design.

Luxury Vehicle Storage

High-end garage setup with collector vehicles, modern lighting, lounge area, epoxy floors, and mezzanine office space.

Adventure Gear & Toy Storage

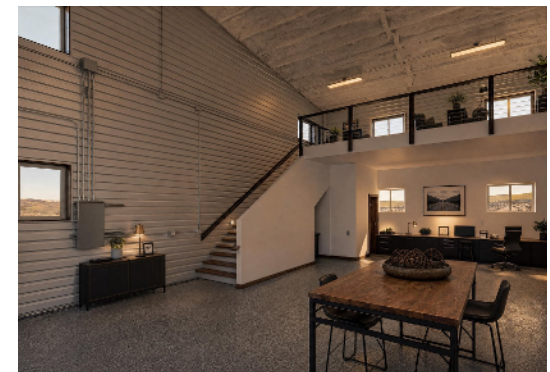
Snowmobiles, mountain bikes, trailers, outdoor equipment, ski storage, and organized recreational workspace.

Small Business Showroom

Modern product showroom with customer reception area, office loft, inventory storage, and sleek commercial finishes.

Entrepreneurial Workspace

Collaborative workspace with desks, podcast studio, creative office environment, lounge seating, and industrial-modern aesthetic.





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Plat

Utilities & HOA

Monthly Utilities (Approximate)

- Water / Sewer / Trash: ~\$150 monthly (bundled through Hayden)
- Electric: ~\$100 monthly
- Internet: ~\$60 monthly

HOA Information

- HOA Dues: \$200 per month

HOA Covers

- Snow removal
- Parking lot maintenance
- Occasional landscaping industrial-modern aesthetic.
- Building structure insurance coverage

Strategically Located

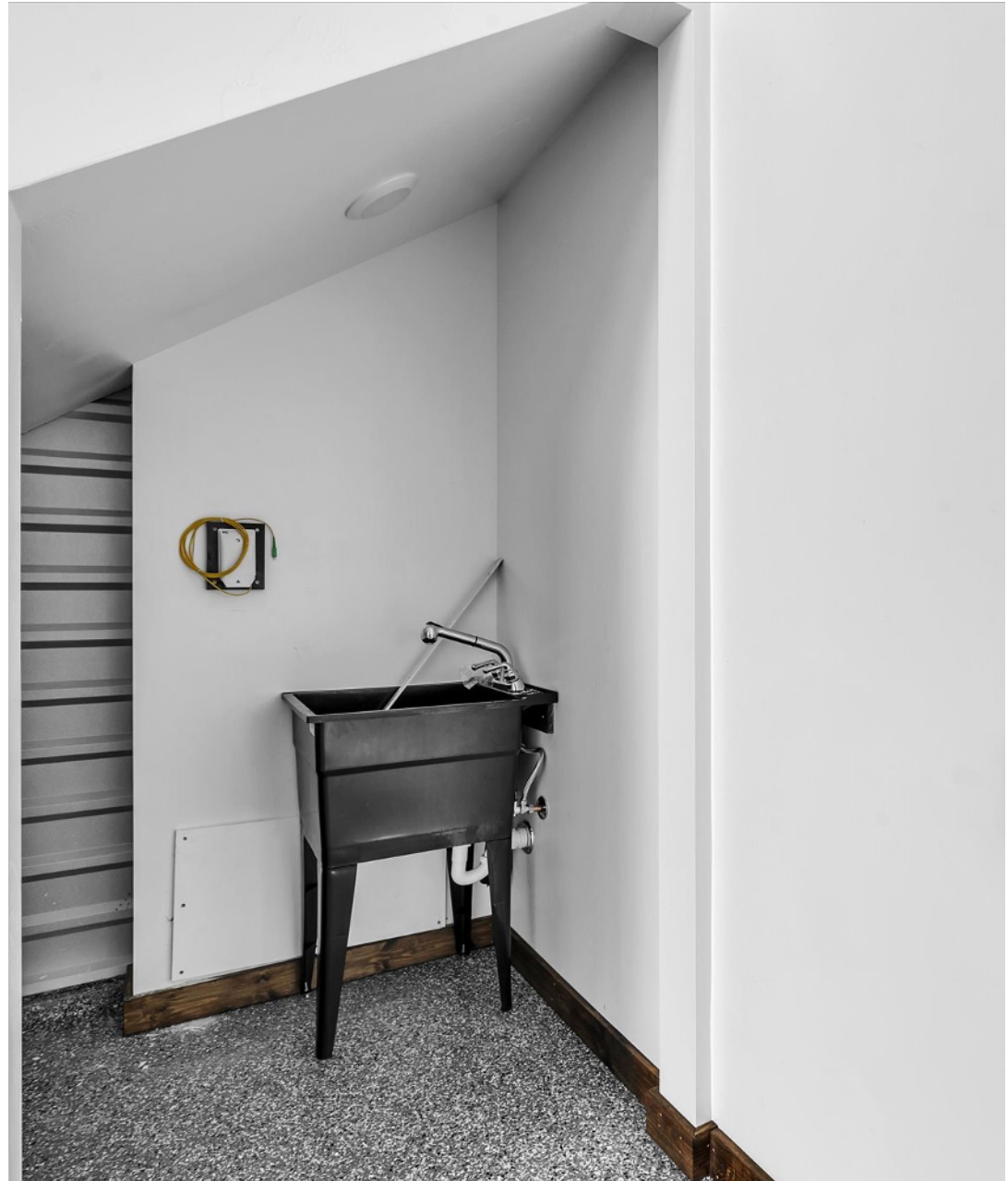
Nearby Destinations

- Minutes to Yampa Valley Regional Airport
- Approximately 30 minutes to Steamboat Springs
- Easy highway accessibility

Growth & Opportunity

Hayden continues to see increasing commercial demand and investment activity, driven by regional growth and airport expansion.

This property offers an opportunity to establish a presence in an emerging market before values and demand continue to rise.



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453 Commerce Street

HAYDEN, CO



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2130 RESORT DRIVE, SUITE 400
STEAMBOAT SPRINGS, *colorado*