

bluebird
real estate



322 N Main Street | Gunnison

Commercial + Residential For Sale

THE **Brian Cooper** TEAM



Entryway



ADA Lift



Reception



Kitchen | Break Room



Large Versatile Space



Downtown Gunnison Commercial

- Prime Main Street business location
- Welcoming reception and waiting area
- 4 private offices + 2 bathrooms
- Large versatile workspace
- Basement storage with newer mechanical systems
- Commercial IS ADA compliant
- High visibility on Highway 135 to Crested Butte
- Corner lot
- Total business rental income: \$5,479/ month
 - Lease expires May 2025
- Renovated and expanded in 2017
- Ability to divide commercial space for multiple uses
- Mixed use zoning & tax designation

3,534
total square foot

\$2,000,000
listing offered for

4
private offices

2
residential units

0.14
acre lot

3
off street parking spots



Two Residential Units

- Shared covered entry with laundry
- One-bedroom unit with full bathroom
 - Current rent \$1,500
- Studio unit with full bathroom
 - Current rent \$1,200
- Built in 2017
- Fire suppression system installed per city code
- Convenient for long-term or short-term employee housing

Gunnison Ammenities

- Western Colorado University
- Crested Butte Mountain Resort
- Gunnison - Crested Butte Regional Airport
- Since 2000 average population growth of 12.3% in the City of Gunnison
- 1,250 miles of world class trails

6,894

gunnison population

17,322

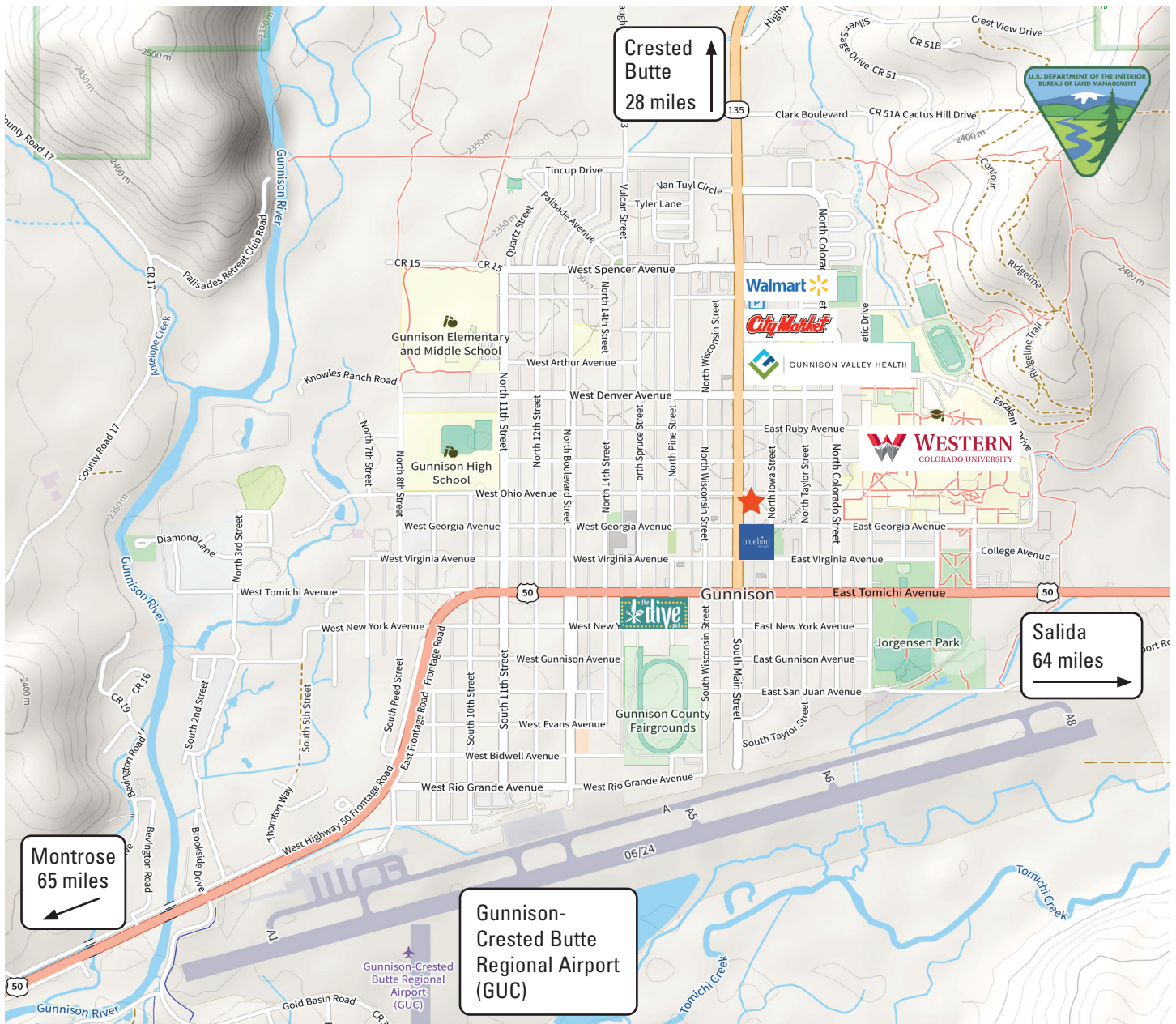
county population

200

miles to Denver

\$600,000

median home price



Offered for \$2,000,000
 322 N Main Street
 Gunnison, CO 81230

 MLS #819126

Welcome to this prime mixed-use property on a highly visible corner at North Main and Ohio Street. Expanded and renovated in 2017, it offers a versatile commercial space plus two residential units, ideal for investors or business owners. The Main Street commercial area features high ceilings, refined trim, and fir-raised panel doors, enhancing its professional appeal. Inside are a reception area, four private offices, and flexible open spaces, along with a laundry room and basement storage. The property also features two residential units with private entrances and parking.



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