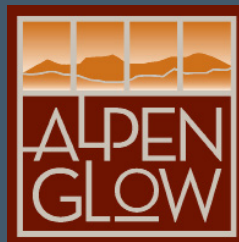




601 Lincoln Avenue, #4  
Retail/Office Ground Floor Condo  
Steamboat Springs, CO

\$375,000



Colorado  
Group Realty  
Neighbors. Friends. Realtors.



# AVAILABLE FOR PURCHASE

- 840 sq. ft. commercial ground floor condominium in downtown Steamboat Springs, CO.
- One secure, below grade, reserved parking space included.
- Approved for use as office, retail or restaurant space.
- Located on hard corner of 6th Street & Lincoln Avenue.
- Internationally recognized location - Top 10 ski resort (Ranked by multiple ski industry magazines).
- Minimal management requirements with HOA structure.
- 2008 year of completion; very well maintained.
- Space leased to a local Nail Salon with a 60 day Landlord termination right that provides opportunity.
- The City of Steamboat Springs is currently implementing a \$10 million dollar downtown improvement program, including a new Promenade along Yampa Street and a new public park on the Yampa River, which will create a much improved downtown retail and dining experience.

<b>Square Footage</b>	840sf
<b>Estimated Rent</b>	\$32.86/sf NNN or \$2,300/month
<b>CAM</b>	\$401/month
<b>Taxes</b>	\$301/month



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 Retail/Office Ground Floor Condo  
 Steamboat Springs, CO  
**Offered at: \$375,000**  
 MLS #

AlpenGlow Retail  
 Steamboat Springs, CO

