



AVAILABLE
SALE / LEASE /
JOINT VENTURE



SALE PRICE | \$7,495,000

24 5TH STREET, STEAMBOAT SPRINGS, CO 80487

ANCHOR BUILDINGS AT RIVERVIEW WITH ARCHITECTURAL RENDERINGS



Rare opportunity to acquire one of the only redevelopment sites located along the Yampa River in downtown Steamboat Springs. Prime location at the busy corner of 5th Street and Yampa Street, with private parking and easy access to Howelsen Hill, the Yampa River, and popular downtown amenities.

LOT SIZE: .48 Acres/ 20,944 SF(+/-)

BLDG. AREA: 5,361 SF

LEASABLE AREA: 5,164 SF

Lot A of Riverview Subdivision

2 Free Standing Buildings

21 Off-Street Parking Spaces

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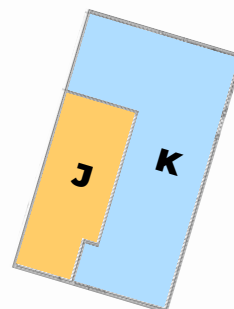
Sebastian Bradley

Existing leases provide income for the new buyer to assist with the carrying costs while development and construction plans for this parcel are being prepared.



Office: 970.527.1200
Cell: 970.846.8263

SUITE	TENANT	SQ. FT.
24-A	Steamboat Barbershop	299
24-B	Gorman & Company	706
24-C	Foundation Bodywork	408
24-D	AVAILABLE	573
24-E	AVAILABLE	337
24-F	AVAILABLE	595
24-G	Fay Ranches	585
430-J	Ruebel & Quillen	364
430-K	Anthem Structural Engineers/ Craft Architecture Studio	809



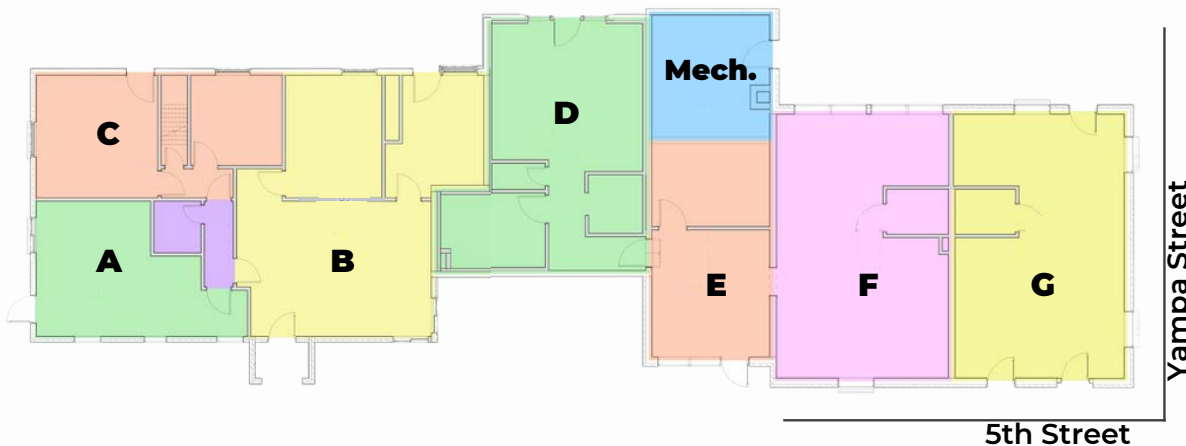
sebastian@westerncenters.com

www.westerncenters.com



WESTERN CENTERS[™]

10555 E. Dartmouth Ave. Suite 360
Aurora, CO 80014



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SITE HIGHLIGHTS

- 140' of frontage along 5th Street
- Adjacent to the Yampa River
- Use of plaza area available thru revocable license.

PUD HIGHLIGHTS

- Uses by right include multiple family residential, hotel, retail, office and more.
- Maximum building height: 48'
- 100% maximum lot coverage.
- 3.6x max./ 1.5x min. Floor Area Ratio
- 0' setbacks up to 28' of building height then setbacks begin with additional setback above 40'.



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