



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**



# ANCHOR BUILDINGS AT RIVERVIEW WITH ARCHITECTURAL RENDERINGS



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.*



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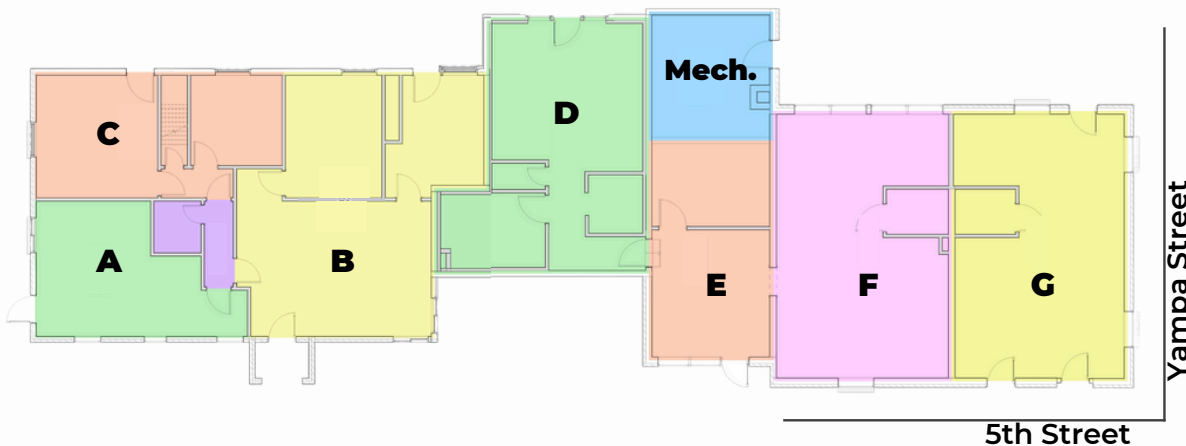
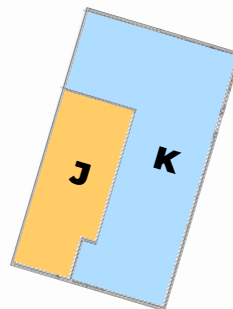
[www.westerncenters.com](http://www.westerncenters.com)



**WESTERN CENTERS**<sup>SM</sup>

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

SUITE	TENANT	SQ. FT.
24-A	Steamboat Barbershop	299
24-B	Gorman & Company	706
24-C	VA Rivers Company	408
24-D-E	Craft Architecture Studio	1,505
<b>24-F</b>	<b>AVAILABLE</b>	<b>595</b>
24-G	Fay Ranches	585
430-J	Ruebel & Quillen	364
430-K	Young Life Steamboat	809





# ANCHOR BUILDINGS AT RIVERVIEW WITH ARCHITECTURAL RENDERINGS

## 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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