

\$4,100,000 - 2155 Resort Drive, Steamboat Springs

MLS® #S1050677

\$4,100,000

Bedroom, 0.00 Bathroom, 17,348 sqft
Commercial Sale on 0.62 Acres

CENTRAL PARK SUBDIVISION, Steamboat
Springs, CO

Centrally located, this property provides great current functionality along with a compelling redevelopment opportunity in the flexible Community Commercial Zone District.



At the corner of Mt. Werner Boulevard and Pine Grove, a short distance from US 40, the building is close to the ski mountain and amenities, including the main skier parking area and site of a proposed high-capacity gondola serving the base area. A new 180 room hotel is planned nearby, and the location benefits from proximity to Central Park Plaza and the many shops and restaurants located there and in the nearby Wildhorse Plaza. Strings music venue is close by, as are the many residences and second homes ringing the mountain.

The main floor is currently used as a bank branch, with multi-lane drive-through, teller-line, fireplace and eight private offices on the first floor. This versatile space may be used as-is for retail or potentially reconfigured for a variety of uses taking advantage of the drive through lanes and approximately 6,000 square feet of space.

Above the branch are thirteen private offices, some with tenants in place. A redevelopment might add residential units here to create a mixed-use project within the zoning code.

A full-sized basement houses more offices, storage and the mechanical systems for the building.

The parking lot and associated maintenance costs are shared with the two adjacent buildings. Please see broker for specifics and for further information of overall operating expenses and lease income.

With a central location, versatile zoning, drive-through lanes, and high quality improvements in place, this 17,000+ square foot building represents a compelling opportunity.

Built in 1986

Essential Information

MLS® #	S1050677
Price	\$4,100,000
Bathrooms	0.00
Square Footage	17,348
Acres	0.62
Year Built	1986
Type	Commercial Sale
Status	Closed

Community Information

Address	2155 Resort Drive
Area	Mountain Area
Subdivision	CENTRAL PARK SUBDIVISION
City	Steamboat Springs
County	Routt
State	CO
Zip Code	80487

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Trash Collection, Water Available
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Parking Parking Lot

Interior

Heating Natural Gas
Cooling Central Air

Exterior

Lot Description Near Ski Area
Roof Asphalt

Additional Information

Date Listed June 13th, 2024

Listing Details

Listing Office The Agency Steamboat Springs



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