

# **\$640,000 - 601 Lincoln Avenue C5, Steamboat Springs**

---

MLS® #S1053178

**\$640,000**

Bedroom, 0.00 Bathroom, 720 sqft  
Commercial Sale on 0.23 Acres

ALPEN GLOW VENTURES, Steamboat  
Springs, CO

Rare downtown office space with income.

This commercial condominium in the downtown core fronts 6th Street between Lincoln Avenue and Yampa Street. Alpen Glow is professionally managed and commercial units benefit from shared restrooms, snow-melted sidewalks and professional maintenance of building systems.

Edward Jones has occupied this office space for many years, and the NNN lease is directly with corporate, offering quality credit and predictability.

Office use requires a CUP, currently in place, and retail is a use by right for the future.

Current tenant finish includes a reception, private office, conference room and kitchenette with sink.

This property offers strong cash flow in high quality building benefiting from a central location in the vibrant downtown.

Financials are available to qualified buyers upon completion of non-disclosure agreement.

Built in 2007

## **Essential Information**



|                |                 |
|----------------|-----------------|
| MLS® #         | S1053178        |
| Price          | \$640,000       |
| Bathrooms      | 0.00            |
| Square Footage | 720             |
| Acres          | 0.23            |
| Year Built     | 2007            |
| Type           | Commercial Sale |
| Status         | Closed          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 601 Lincoln Avenue C5 |
| Area        | Downtown Area         |
| Subdivision | ALPEN GLOW VENTURES   |
| City        | Steamboat Springs     |
| County      | Routt                 |
| State       | CO                    |
| Zip Code    | 80487                 |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Available, Electricity Available, Phone Available |
| Parking   | None                                                    |

### Interior

|         |            |
|---------|------------|
| Heating | Forced Air |
| Cooling | None       |

### Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Near Public Transit |
| Roof            | Other               |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 23rd, 2024 |
|-------------|-------------------|

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | The Agency Steamboat Springs |
|----------------|------------------------------|



Copyright © 2025 SAR MLS. The information displayed herein was derived from sources believed to be accurate, but has not been verified by SAR MLS.

Buyers are cautioned to verify all information to their own satisfaction.

This information is exclusively for viewers' personal, non-commercial use. Any republication or reproduction of the

information herein without the express permission of the SAR MLS is strictly prohibited.

Listing information last updated on November 1st, 2025 at 11:21pm MDT