

\$485,000 - Lincoln Avenue, Steamboat Springs

MLS® #SS9587743

\$485,000

Bedroom, 0.00 Bathroom,
Land on 0.56 Acres

NO DEFINED DEVELOPMENT, Steamboat
Springs, CO

Rare development parcel close to downtown Steamboat in West End Plaza. Zoned CS at .56 acres is ripe and ready for development. CS Zoning (Commercial Services) allows for a variety of uses including Live/Work, and commercial uses. Multifamily Residential (MF) and/or Work Force housing are conditional use. Seller engaged the Planning Department twice with favorable feedback on how 6 to 8 Multifamily townhomes or up to 5 Live/Works can be achieved and ideas for expedited approval process. Call Listing Team for more details on applying for MF. Live/Work units do not require a Conditional Use Permit as long as the Live/Work component meets the City's zoning permitted uses guidelines for Commercial Services (listing broker can provide City's matrix). Sketches of both Multifamily and Work/Live concepts along with site plans are available. There are various options for this unique location with costly infrastructure already in place. Subdivision infrastructure includes public water/sewer, electric and storm water drainage with diversion and retention ponds. The existing private road benefitting the subdivision off HWY 40 serves Lot 2. Some excavation required with potential for rear retaining wall to be integrated into the rear stem wall providing limited cost exposure. Excellent location with just the right amount of exposure and close to everything downtown Steamboat has to offer. Located on the free SST bus line, near



restaurants and shops, with the Yampa River Core Trail, Emerald Mountain, and Howelsen Hill nearby.

Essential Information

MLS® #	SS9587743
Price	\$485,000
Bathrooms	0.00
Acres	0.56
Type	Land
Sub-Type	Residential
Status	Closed

Community Information

Address	Lincoln Avenue
Area	West Steamboat / US 40
Subdivision	NO DEFINED DEVELOPMENT
City	Steamboat Springs
County	Routt
State	CO
Zip Code	80487

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
View	Mountain(s), Ski Area, Valley

Additional Information

Date Listed	November 9th, 2023
HOA Fees	1978
HOA Fees Freq.	Annually

Listing Details

Listing Office	Steamboat Sotheby's International Realty
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