

HOA Documents



#103
yampastreetoffices.com

NEIGHBORING UNIT ALSO AVAILABLE

#102
Retail Space
With Income
Producing Office
\$1,669,000
2,034 SqFt



#102
yampastreetretail.com

Please note: Buyer is responsible for a 0.5% transfer fee to the Association or may opt to donate 0.5% to the Steamboat Springs Winter Sports Club upon title transfer.



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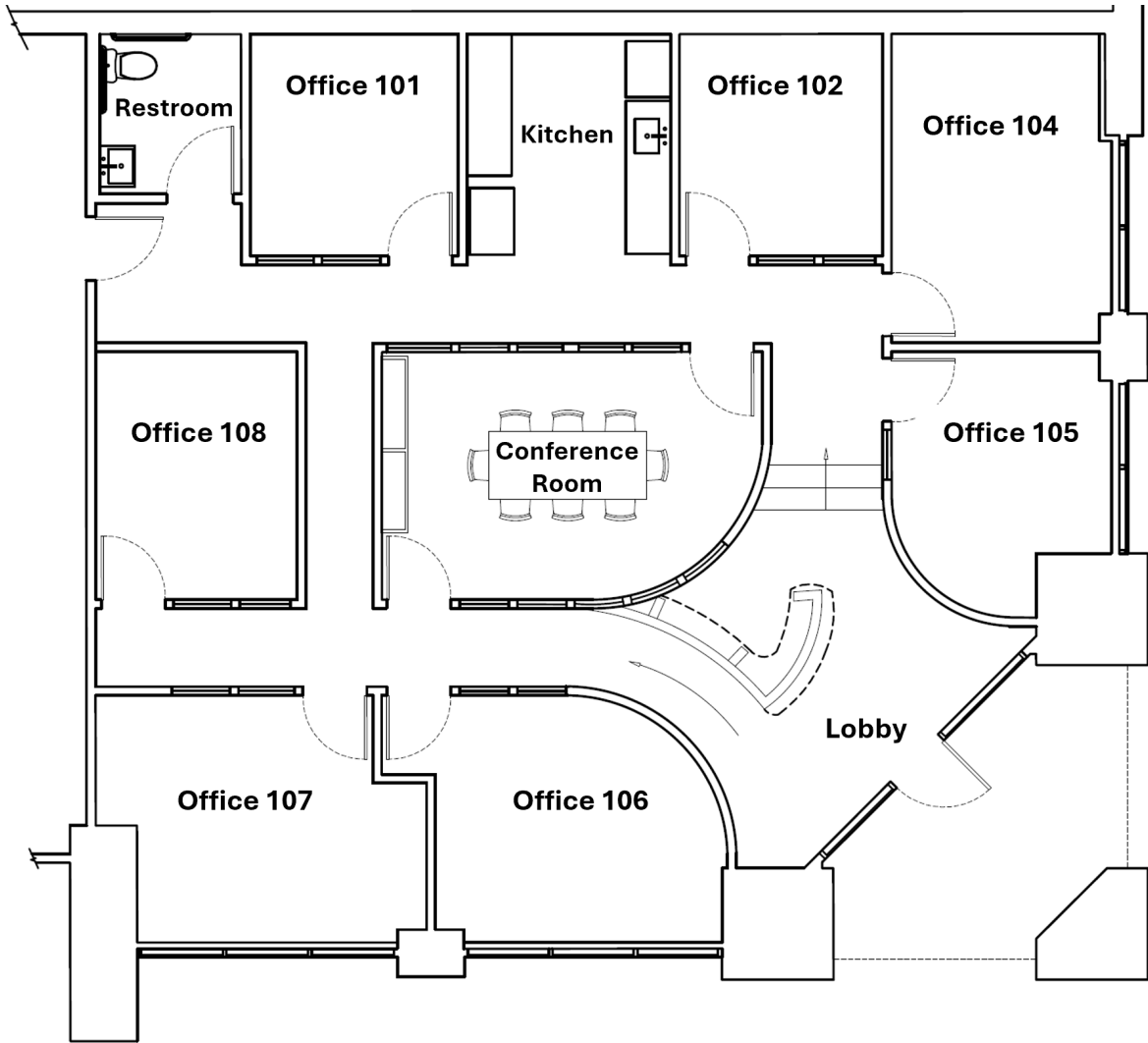


TheGroup
REAL ESTATE

35 5TH STREET #103

\$1,345,000

PRESENTED BY GREG BRESLAU & ASHLEY WALCHER



RETAIL SPACE



\$1,345,000



1,675 SqFt



#S1060051

- **Premier Location:** Corner of 5th & Yampa Streets, directly across from the Yampa River
- **Size:** 1,675 SF of high-end, turn-key office space
- **Fully Leased:** Income-producing executive suites
- **Professional Layout Includes:**
 - 7 private offices
 - Conference room with smart tech features
 - Kitchenette
 - Private restroom
- **Natural Light & Views:** 4 offices with large windows showcasing river and mountain views
- **Parking:** 1 reserved Owner space in heated underground garage + ample street parking for clients
- **Street Presence:** Excellent visibility on two of downtown's busiest corners
- **Flexible Use:** Ideal for office, retail, gallery, or boutique business
- **Expansion Opportunity:** Adjacent Retail unit with 2,034 SF (MLS #S1060034) also available
 - Internally connected
 - Combine for 3,700+ SF of premium commercial space
- **Downtown Amenities:** Steps from trails, riverfront parks, restaurants, and retail