

HOA Documents



#102
yampastreetretail.com

NEIGHBORING UNIT ALSO AVAILABLE

#103
Executive Office Suites
7 Private Offices with
Kitchen & Conference Room
\$1,345,000
1,675 SqFt



#103
yampastreetoffices.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.



Greg Breslau
Broker Associate/Partner
970.819.4366
gbreslau@thegroupinc.com
TheSteamboatBroker.com



Ashley Walcher
Broker Associate/Partner
303.668.4689
awalcher@thegroupinc.com
AshleyWalcher.com

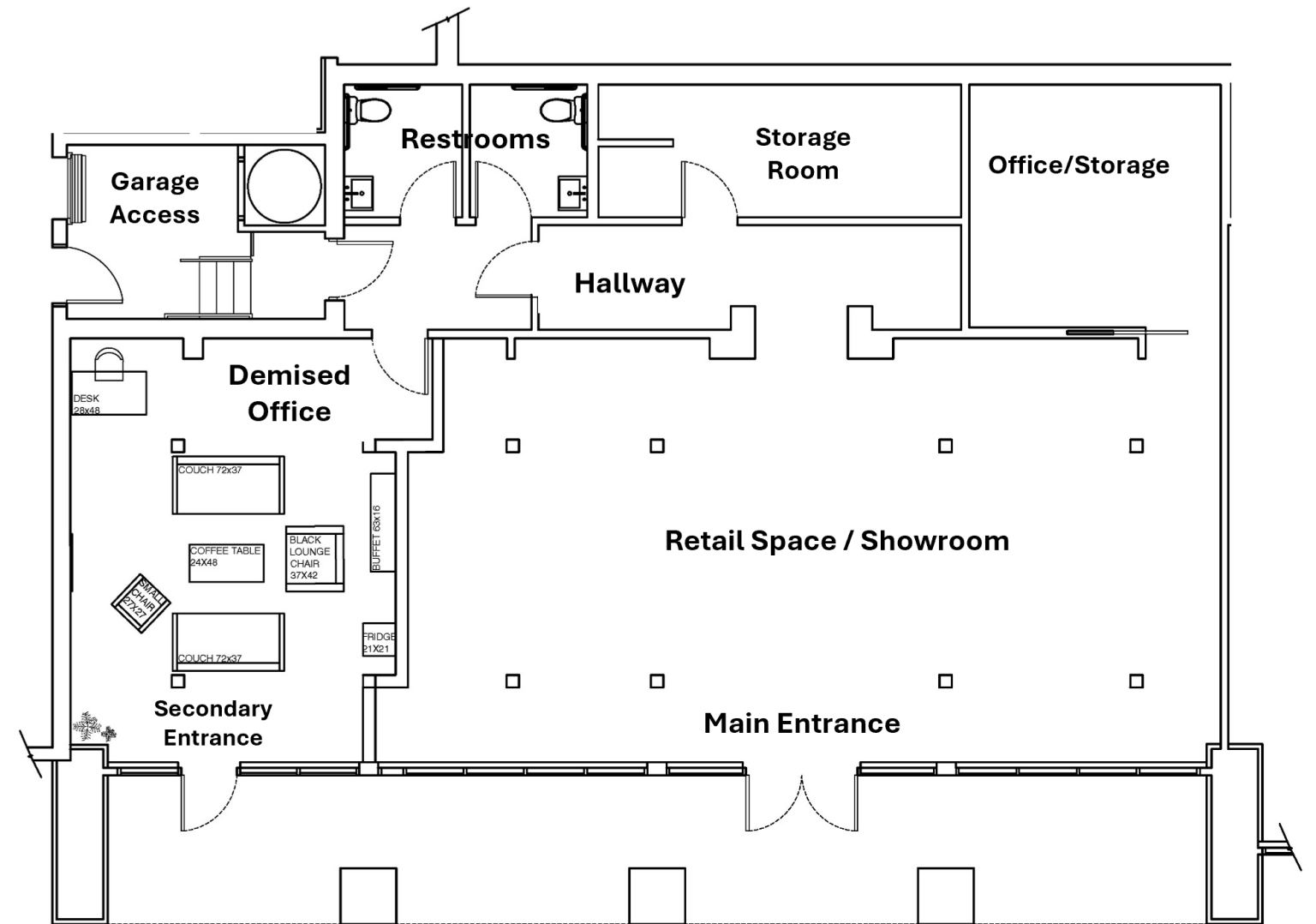


PRESENTED BY GREG BRESLAU & ASHLEY WALCHER



TheGroup
REAL ESTATE

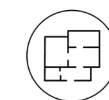
**35
5TH
STREET
#102**
\$1,669,000



RETAIL SPACE



\$1,669,000



2,034 SqFt



#S1060034

- **Prime Location:** Corner of 5th & Yampa Streets, along the Yampa River,
- **Size:** 2,034 SF total space:
 - with 1,547 SF retail space and 487 SF demised office with private entrance & bath (income-producing or reintegrate)
 - Office wall is not structural
- **High Visibility & Foot Traffic:** Near shops & restaurants and weekly Farmer's Market.
- **Retail-Ready:** Retail space updated with
 - Black quartz cash wrap
 - Built-in retail shelving
 - Modern lighting
 - Office nook
- **Parking:** 1 reserved Owners space in heated garage + ample street parking for customers
- **Expansion Potential:** Adjacent Executive office suites with 1,700+ SF also available (MLS #S1060051)
 - Internally connected
 - 7 private offices with conference room & Kitchen
 - Combine for 3,700+ SF of premium space
- **Versatile Use:** Ideal for retail, gallery, fitness studio, or professional office, etc...