



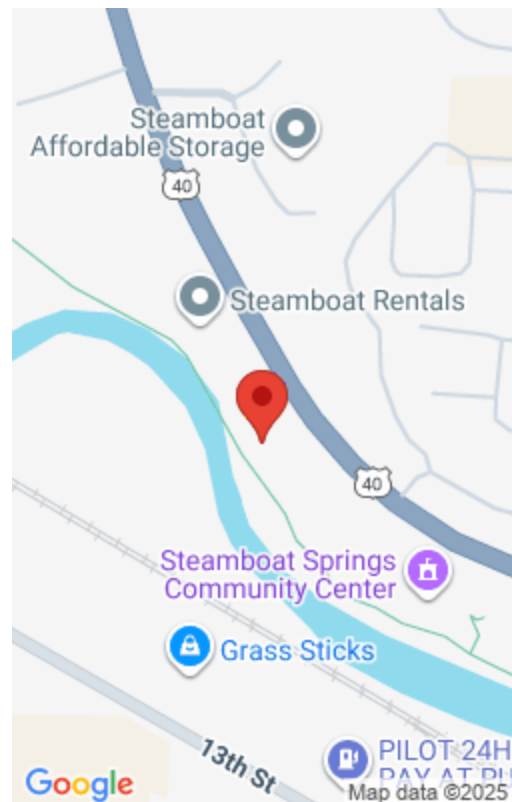
## 1650 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487, USA

<https://www.breckmtn.com>

Prime Commercial Opportunity in Steamboat Springs! With an incredible location and visibility, situated on 2.16 acres, this property boasts unobstructed views of the Ski Area, the Yampa River, Emerald Mountain, and beautiful westerly sunsets. Zoned for Commercial Services (CS), the 10,851 square-foot multi-use building is constructed with durable exterior concrete and features removable interior walls,...

**\$4,675,000**

- 0 baths
- CommercialSale
- Active
- 10851 sq ft



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# Basics

<b>Status:</b> Active	<b>Category:</b> CommercialSale
<b>Area, sq ft:</b> 10851 sq ft	<b>Lot size, sq ft:</b> 94089.6, 2.16 sq ft
<b>Bathrooms:</b> 0 baths	<b>Business Name:</b> -
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1060031
<b>Year built:</b> 1977	<b>Lot Size Acres:</b> 2.16 acres
<b>Date Added:</b> 2025-06-24	<b>Days On Market:</b> 1

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# Building Details

<b>Structure Type:</b> Office,Retail	<b>Water Source:</b> Public
<b>Lot Features:</b> Level,NearPublicTransit	<b>Sewer:</b> PublicSewer
<b>Construction Materials:</b> Other,SeeRemarks	<b>Subdivision Name:</b> METES AND BOUNDS - DOWNTOWN AREA
<b>Exterior material:</b> Other, SeeRemarks	<b>Roof:</b> Membrane
<b>Parcel Number:</b> R0777585	<b>Waterfront:</b> No
<b>Heating:</b> Yes	<b>Land Lease:</b> No
<b>ViewYN:</b> No	<b>Lot Size Area:</b> 2.16 sq ft
<b>Business Type:</b> SeeRemarks	<b>Open Parking:</b> No

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# Amenities & Features



**Parking Features:**

ExteriorAccessDoor,Lighted,Oversized,ParkingLot,RvAccessParking,  
ExteriorAccessDoor,Lighted,Oversized,ParkingLot,RvAccessParking

**Utilities:**

ElectricityAvailable,  
NaturalGasAvailable,  
SewerAvailable,  
WaterAvailable

**Cooling:** None

**Electric:**

Volts110,Volts220

**Heating:** Baseboard,NaturalGas

**Fireplace:** No

**Spa:** No

**CoolingYN:** No

**Pets Allowed:** No

**PoolPrivateYN:** No

**Lot Features:** Level, NearPublicTransit

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**Expenses, Fees & Taxes**

**Tax Annual Amount:** \$24,043

**Tax Year:** 2023

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**Miscellaneous**

**Current Use:** Unimproved

**Exclusions:** No

**Attribution Contact:** (970) 870-8800

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**Listing Information Courtesy of:**

**Agent Name:** Nick Metzler

**List Office Name:** The Group Real Estate, LLC

