



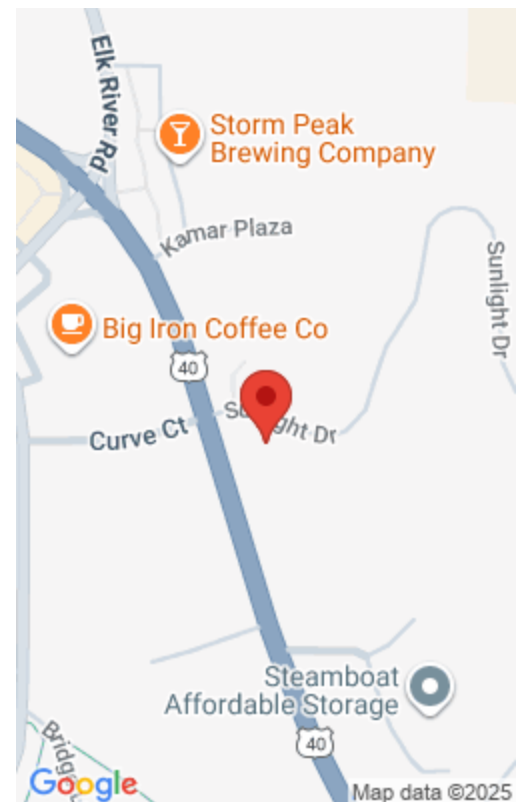
1864 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487, USA

<https://www.breckmtn.com>

Prime Highway 40 Commercial Parcel with Exceptional Visibility, 1 Mile from Downtown Steamboat. Position your business for success with this rare commercial land opportunity on U.S. Highway 40 — offering tremendous exposure from both directions of one of Steamboat Springs' busiest thoroughfares. Spanning 0.69 acres and 30,000 sq ft, this highly visible parcel is located...

\$475,000

- 0 baths
- UnimprovedLand
- Land
- Active



Basics

Type: UnimprovedLand	Status: Active
Category: Land	Lot size, sq ft: 30056.4, 0.69 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1062695	Lot Size Acres: 0.69 acres
Date Added: 2025-09-30	

Building Details

Water Source: Public	Lot Features: CornerLot, CityLot, NearPublicTransit, Sloped, SeeRemarks
Sewer: SeeRemarks	View: City, Mountains
Subdivision Name: SUNLIGHT SUBD	Parcel Number: R8180330
Waterfront: No	Heating: No
Land Lease: No	ViewYN: Yes
Lot Size Area: 0.69 sq ft	Open Parking: No

Amenities & Features

Utilities: SeeRemarks	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No
Lot Features: CornerLot, CityLot, NearPublicTransit, Sloped, SeeRemarks	

Nearby Schools

Middle Or Junior School: Steamboat Springs	Elementary School: Soda Creek
High School: Steamboat Springs	





Expenses, Fees & Taxes

Tax Annual Amount: \$4,599.76

Tax Year: 2024



Miscellaneous

Community Features: PublicTransportation

Current Use: Commercial,Vacant

Exclusions: Do Not Know

Attribution Contact: (970) 870-8800



Listing Information Courtesy of:

Agent Name: Nick Metzler

List Office Name: The Group Real Estate, LLC

