



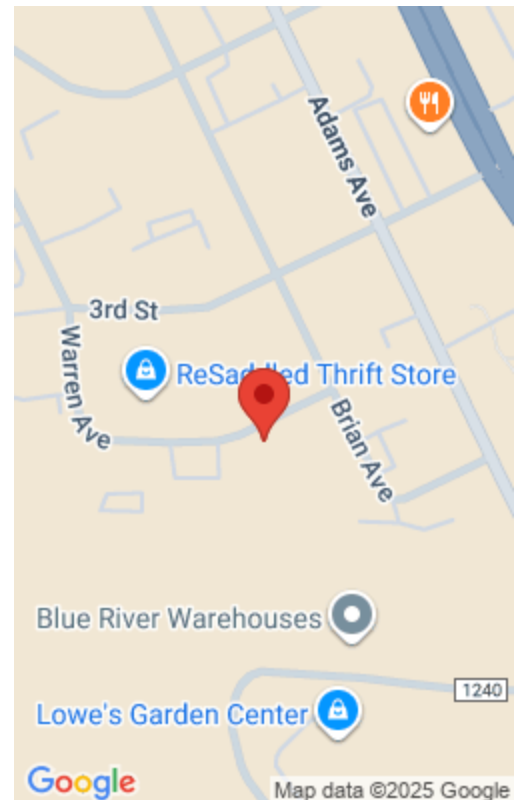
221 WARREN AVENUE 1, SILVERTHORNE, CO, SILVERTHORNE

<https://www.breckmtn.com>

Discover a rare commercial opportunity in Silverthorne, CO, with this versatile 2,138 sq. ft. unit. This space is defined by its outstanding utility, highlighted by a 14-foot high garage door, perfect for easy access, large equipment movement, or vehicle storage—a significant advantage over standard commercial units. Located within a low-maintenance HOA structure, this property offers...

\$1,175,000

- 0 baths
- CommercialSale
- Active
- 2138 sq ft



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Basics

Status: Active	Category: CommercialSale
Area, sq ft: 2138 sq ft	Lot size, sq ft: 26471.41, 0.6077 sq ft
Bathrooms: 0 baths	Business Name: Showtime Signs
OriginatingSystemName: SUMMIT	MLS ID: S1064198
Year built: 1995	Lot Size Acres: 0.6077 acres
Date Added: 2025-11-03	Days On Market: 1

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Building Details

Structure Type: Office	Water Source: Public
Sewer: PublicSewer	Subdivision Name: BLACKBEAR BUSINESS CENTER CONDO
Roof: Metal	Parking: 4
Parcel Number: 6500750	Waterfront: No
Heating: Yes	Land Lease: No
ViewYN: No	Lot Size Area: 0.6077 sq ft
Business Type: ProfessionalService	Open Parking: No

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Amenities & Features

Parking Features: Assigned,ParkingLot,ParkingPad, Assigned,ParkingLot,ParkingPad	Parking Total: 4
Utilities: CableAvailable, ElectricityAvailable, SewerAvailable, SewerConnected, TrashCollection, WaterAvailable	Cooling: None
Electric: Volts110	Heating: ForcedAir
Features: DriveInDoors	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No



Expenses, Fees & Taxes

Tax Annual Amount: \$8,752.26

Tax Year: 2024

Miscellaneous

Exclusions: No

Inclusions: no

Listing Information Courtesy of:

Agent Name: Derek Gamburg

List Office Name: Colorado R.E. Summit County

