



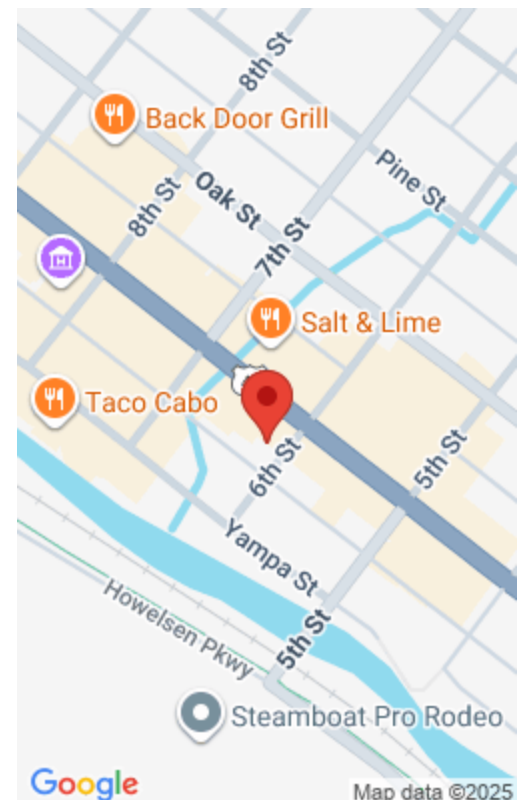
\$820,000

601 LINCOLN AVE # 104, STEAMBOAT SPRINGS, CO 80487, USA

<https://www.breckmtn.com>

Looking to invest in your business and your future? This centrally located commercial space in downtown Steamboat Springs offers the flexibility, stability, and visibility that leasing simply can't match. This is your chance to plant roots in a highly desirable location with year-round foot traffic and walkable access to dining, shopping, the Yampa River Core...

- 0 baths
- CommercialSale
- Active
- 840 sq ft



Basics

Status: Active	Category: CommercialSale
Area, sq ft: 840 sq ft	Lot size, sq ft: 0 sq ft
Bathrooms: 0 baths	Business Name: Old Town Nails
OriginatingSystemName: SUMMIT	MLS ID: S1063737
Year built: 2007	Lot Size Acres: 0 acres
Date Added: 2025-09-25	Days On Market: 4

Building Details

Building Name: Alpenglow Condominiums	Structure Type: Retail
Water Source: Public	Lot Features: NearPublicTransit
Sewer: PublicSewer	Construction Materials: Brick,WoodFrame
Subdivision Name: ALPEN GLOW VENTURES	Exterior material: Brick, WoodFrame
Roof: TarGravel	Parking: 8
Waterfront: No	Heating: Yes
Land Lease: No	ViewYN: No
Lot Size Area: 0 sq ft	Business Type: Retail
Open Parking: No	

Amenities & Features



Parking Features:

Assigned,Deeded,Underground,HeatedGarage,Lighted,OneSpace,
Assigned,Deeded,Underground,HeatedGarage,Lighted,OneSpace

Utilities: CableAvailable, ElectricityAvailable, NaturalGasAvailable,
HighSpeedInternetAvailable, PhoneAvailable, SewerAvailable,
TrashCollection, WaterAvailable

Electric: Volts220

Fireplace: No

CoolingYN: Yes

PoolPrivateYN: No

Parking Total: 8

Cooling: CentralAir

Heating:
ForcedAir,NaturalGas

Spa: No

Pets Allowed: No

Lot Features:
NearPublicTransit

Expenses, Fees & Taxes

Tax Annual Amount: \$5,499

Tax Year: 2024

Miscellaneous

Exclusions: Do Not Know,All nail salon & massage tenant personal property,
attached flatscreen televisions, shelving, washer & dryer, beverage refrigerator,
storage cabinetry that is not attached

Inclusions: No

Attribution Contact: (970) 870-8800

Listing Information Courtesy of:

Agent Name: Marci Valicenti

List Office Name: The Group Real Estate, LLC

