

MLS # 768360

## CUSTOMIZED CLIENT FULL DETAIL - COMMERCIAL



**Status** Active  
**MLS #** 768360  
**Class** COMMERCIAL  
**Type** Multi-Use  
**Address** 501 Elk Avenue  
**Unit/Suite #**  
**City** Crested Butte  
**County** Gunnison  
**Zip** 81224  
**Area** Crested Butte  
**Subdv Name**

**Asking Price** \$2,200,000  
**Apx.Total SF** 4,610  
**Apx.Total Acres** 0.24  
**Lease Included** Yes  
**Real Estate for Sale** Yes  
**Parking Spaces** 5  
**Carport Y/N** No  
**Carport Spaces**  
**Total Baths** 6.00

Virtual Tour:

## PROPERTY DETAILS

<b>Property Known As</b>		<b>Zoning</b>	B3
<b>Year Built</b>	1990	<b>Legal/Lot Block</b>	LOTS 17-19 W2 OF LOT 20 BLK 24 CRESTED BUTTE #501685
<b>Lot Dimension</b>	77'x125'	<b>Enterprise Zone Y/N</b>	
<b>Lot Dim. Source</b>	assessor map	<b>Water Supplier</b>	Town of Crested Butte
<b># of Units</b>	6	<b>Sewer Supplier</b>	Town of Crested Butte
<b>Finished SF</b>	4,610	<b>Gas Supplier</b>	Atmos Energy
<b>Basement SF</b>		<b>Electric Supplier</b>	Gunnison County Electric Association
<b>Office SF</b>		<b>Net Operating Income \$</b>	
<b>Warehouse SF</b>		<b>Gross Scheduled Income \$</b>	
<b>Fixtures Included</b>	No	<b>Gross Annual Expenses \$</b>	
<b>Inventory Included</b>	No	<b>CAM Y/N</b>	No
<b>Books Available</b>	No	<b>Monthly CAM Charges</b>	
<b>Loading Dock</b>		<b>Monthly Insurance Charges</b>	
<b>Railroad Siding/Spur</b>	No	<b>EBITDA \$</b>	

## PROPERTY DESCRIPTION / REMARKS

Exceptional, prime business corner. High visibility corner business property. B3 zoning. Located one block from the bus stop, the Chamber of Commerce, library, and Town Hall. Everyone entering town passes here. Location, location, location! The current occupant is moving out of the front 3265.5 sq ft of Elk Avenue frontage. The tenants in the suites along 5th St. are all staying in place. Crested Butte is a vibrant mountain resort community, designated a National Historic District. 3265.5 sq ft of vacant Elk Ave frontage, just waiting for a new business. Large windows and an inviting front porch give great visibility for any business venture here. Create your own new business, relocate here, or give a tenant an opportunity for a good location. There is off street parking in back. Each space along 5th st has it's own entrance and it's own restroom. ADA access and all ground floor space. Don't miss this opportunity. This is NOT an REO sale. The bank that owns it is closing the Crested Butte branch, and moving all operations to their Gunnison office. The Real Estate is for sale, including the currently rented shop/office spaces along 5th St. Ideal for retail, food service, arts, crafts, service businesses, medical or dental, and more. How about a music venue? Current owner replaced all sewer lines, roof, flooring, and upgraded restrooms. High visibility and good foot traffic. With the recent losses of two long time favorite restaurants there is a great opportunity for a new restaurant, under conditional use and with town approval. This was the former home of Angelo's pizza, Italian/sandwich restaurant. Some of the "guts" are still in place.

## FEATURES

<b>ZONING</b>	Business	<b>HEATING FUEL</b>	Natural Gas
<b>CURRENT PROPERTY USE</b>	Mixed Use	<b>/SOURCE</b>	
<b>POSSIBLE PROPERTY USE</b>	Bar/Lounge, Convenience Store, General Office, Mixed-Use, Professional/Medical, Restaurant, Retail Storefront, Showroom	<b>EXISTING UTILITIES</b>	Sanitary Sewer, Water, Natural Gas, Electric, Phone, Internet, Single-phase
<b>LOT SIZE/ACERAGE</b>	Less than 1/2	<b>AVAILABLE UTILITIES</b>	Sanitary Sewer, Water, Natural Gas, Electric, Cable, Phone, Fiber Optics, Internet
<b>PROPERTY DESCRIPTION</b>	Corner	<b>SEWER</b>	Public Sewer Installed
<b>STREET DESCRIPTION/ACCESS</b>	City/Town, Paved		
<b>PARKING</b>	2-10 Total Spaces		
<b>FOUNDATION</b>	Concrete		
<b>FLOORING</b>	Concrete, Tile, Wood		
<b>ROOF</b>	Metal		



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## PARCEL / TAX / HOA

Parcel ID # 325503112006  
 Tax Account ID R003539  
 Tax Year 2019  
 Total Taxes \$ 22,342.20  
 Special Assemt Y/N No

Covenants Y/N NO  
 Owners Association(OA) No  
 OA Name  
 OA Fees  
 OA Fees Frequency

## SOLD INFO

Sold Price  
 Sold Price/Sqft  
 Contract Date  
 Closing Date  
 How Sold  
 Concessions  
 Additional Comments

Selling Agent 1 - Agent Name  
 Selling Office 1 - Office Name  
 Selling Agent 2 - Agent Name  
 Selling Office 2 - Office Name



