

\$617,000 - 715 Elm Street, Leadville

MLS® #1649184 Listing Office Reynolds Real Estate Group

\$617,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.29 Acres

N/A, Leadville, CO

This commercial building and property have been continuously occupied since it was developed. The building is well maintained with a newer metal roof and new asphalt parking lot with 21 stripped spaces. A large garden area has mature trees, an eight foot privacy fence and fantastic mountain views.

The property is zoned TR for commercial or residential use. With 3713 square feet it could easily accommodate any type of new business.

The property is currently available as a fully furnished turn key restaurant, for purchase or Lease.

At the asking price of \$166.00 per square foot this is a great price point considering the current cost of building materials.

The potential to remodel the building into a private residence and use the paved parking area to build a dream garage for all your automobiles / all those Toys or that work shop you always wanted.

The property comes with a **CONDITIONAL USE PERMIT FOR A MULTI FAMILY 4-PLEX UNIT.**

Create your own ideas on how this property could work for you.



Listing Courtesy of Reynolds Real Estate



Group

Built in 1936

Essential Information

MLS® #	1649184
Price	\$617,000
Bathrooms	0.00
Acres	0.29
Year Built	1936
Type	Commercial Sale
Sub-Type	Retail
Style	Spanish, Detached
Status	Active

Community Information

Address	715 Elm Street
Subdivision	N/A
City	Leadville
County	Lake
State	CO
Zip Code	80461

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected
Parking	Asphalt

Interior

# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Lighting, Private Yard
Roof	Metal
Construction	Frame, Concrete, Rock, Stucco

Additional Information

Date Listed	October 6th, 2020
Days on Market	352

Zoning

TR



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