

STEAMBOAT SPRINGS BUSINESS/INVESTMENT OPPORTUNITY



942 Lincoln Avenue | Steamboat Springs, CO 80487

- **DOWNTOWN STEAMBOAT LOCATION**
- **VIABLE ESTABLISHED BUSINESS**
- **UNIQUE REAL ESTATE INVESTMENT POTENTIAL**

Property Features

Site:
17,500 SF (0.4 Acre)

Improvements:
Service Station – 2,478 SF
Canopy – 1,227 SF

Zoning:
CO – Commercial
Old Town

Real Property Taxes:
\$19,659 (2009)



For Information Contact:

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Steamboat Ski Area

- Base: 6,900' Elevation
- Mt. Werner: 10,568' Summit
- 2,965 Acres of Terrain
- 165 Named Trails
- 14% Beginner, 42% Intermediate, 44% Advanced

Climate/Area Attractions

Located just 160 miles northwest of Denver, Steamboat lies against the western ridge of the Continental Divide and is nearly surrounded by National Forest and Wilderness areas. The Yampa River, which begins in the Flat Tops wilderness, flows through downtown Steamboat and eventually meets the Green River in Dinosaur National Monument.

The summers in Steamboat are mild, cool and dry. July is the hottest month with an average high of 82 degrees.

Other Features:

- Natural hot springs
- Vast hunting and fishing opportunities
- Three championship golf courses
- Indoor/outdoor tennis center
- Biking, Hiking, Kayaking and Horseback Riding In Town
- Summer Rodeo



Demographics

- Population - City of Steamboat Springs: 10,115
- Population - Routt County: 19,960
- Traffic Count - Highway 40: 27,500

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