

\$1,529,500 - 1770 Avalon Dr, Estes Park

MLS® #1041677

\$1,529,500

Bedroom, Bathroom,
Commercial Sale on 0.14 Acres

Acacia Corner Subdivision, Estes Park, CO

Situated in the heart of world-renowned Estes Park, this architecturally distinctive stucco and stone building spans approximately 4,196 square feet and offers an outstanding opportunity for investors seeking a turnkey, income-producing asset in one of Colorado's most beloved mountain communities. Echoing the natural grandeur of its surroundings, the building features a striking cross-gabled roofline perched above mature conifers, two-story walls of glass, and a wrap-around balcony that enhances both interior light and exterior appeal. This meticulously maintained, fully-leased investment property is comprised of four individual units-two commercial and two residential-each on separate utilities, providing a stable and diversified revenue stream. With a mix of long-term residential tenants and thriving commercial operators, the building generates consistent monthly income and offers the option for future owner-occupancy if desired. Each residential unit features its own 50-gallon water heater and private laundry, offering tenants the independence and comfort of single-family living with the convenience of an in-town location. Direct parking and private entrances make it a highly desirable rental option. At the walk-out lower level, two mirror-image commercial units are occupied by well-established, long-term tenants. Both spaces are thoughtfully designed with private half-baths, multiple entrances, suspended HVAC systems, and ample exterior lighting. Separation between commercial and



residential areas ensures privacy and professionalism, appealing to both business owners and residents alike. Whether you're looking to diversify your portfolio with a low-maintenance, income-generating asset or seeking a foothold in the high-demand Estes Park market, this rare opportunity combines enduring architectural beauty with reliable returns in one of Colorado's most picturesque destinations.

Built in 2003

Essential Information

MLS® #	1041677
Price	\$1,529,500
Acres	0.14
Year Built	2003
Type	Commercial Sale
Sub-Type	Sale: Commercial/Industrial
Status	Active

Community Information

Address	1770 Avalon Dr
Area	Estes Park
Subdivision	Acacia Corner Subdivision
City	Estes Park
County	Larimer
State	CO
Zip Code	80517

Amenities

Utilities	Natural Gas Available, Electricity Available
Parking	Paved
View	Panoramic

Interior

Heating	Forced Air
Cooling	Central Air

Exterior

Lot Description	Corner Lot
Roof	Composition
Construction	Wood/Frame, Stucco

School Information

District	Estes Park District
Elementary	Estes Park
High	Estes Park

Additional Information

Days on Market	56
Zoning	CH

Listing Details

Listing Office	Kentwood RE Northern Prop Llc
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