

\$225,000 - 308 Victor Avenue, Victor

MLS® #5377169

\$225,000

2 Bedroom, 1.00 Bathroom, 2,763 sqft

Residential on 0.04 Acres

Victor Orig, Victor, CO

Step back into history with modern comfort built in! This 1899 mixed-use building on Victor Avenue combines old-world character with today's essential updates. The rear holds a renovated 2-bedroom, 1-bath apartment with exposed brick accents, tall ceilings, and abundant natural light. Major systems are complete, including all new electrical, plumbing, fresh water/wastewater lines, separate gas/electric meters, and brand-new heaters for both spaces. The front commercial storefront remains unfinished, offering a wide-open opportunity for storage, a studio, or a future business build-out. Roof replaced approx. 6 years ago (no leaks per seller), with solid steel beams added after a long-ago fire to reinforce the structure's strength with a story. Approx. 1,875 sq ft per assessor, configured with storefront in front and apartment in back. Located amid Victor's ongoing revitalization, this is a rare chance to live, work, or invest in one of Colorado's most storied mining towns. Partial unfinished basement for storage and utility access totaling approximately 888 sft in addition to assessor shown 1875 sft above grade space. Buyer to confirm all measurements.

Built in 1899

Essential Information

MLS® #	5377169
Price	\$225,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,763
Acres	0.04
Year Built	1899
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	308 Victor Avenue
Subdivision	Victor Orig
City	Victor
County	Teller
State	CO
Zip Code	80860

Amenities

Utilities	Electricity, Natural Gas Connected
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Interior

Appliances	Range Oven (Gas/Elec), Refrigerator
Heating	Natural Gas, Wall Furnace
Cooling	None
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Brick, Wood
Lot Description	City View
Roof	Composite Shingle
Construction	Existing Home
Foundation	Partial Basement

School Information

District	RE1
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Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	Ibex Realty Group LLC
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