

Telluride Real Estate Brokers

1175 Grand Ave

Norwood, Colorado 81423

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Exceptional Mixed-Use Investment Opportunity

MLS #44539 | Offered at \$1,474,800

Income-Producing Mixed-Use Property in the Heart of Norwood

Located on Norwood's Main Street corridor, this exceptional mixed-use investment opportunity offers stable cash flow, diversified income streams, and long-term upside in one of the region's fastest-growing communities. Serving as a desirable bedroom community for Telluride, Norwood continues to experience increasing demand for both residential housing and commercial space.

This turnkey investment consists of two buildings situated on approximately 0.55 acres and features:

- **2 Commercial Spaces**
- **6 Residential Rental Units**
- **8 Total Tenants**
- **5,939 SF Total Improvements**
- **Strong Rental History**
- **Consistent Income Performance**
- **Additional Value-Add Potential**

The property includes a large mixed-use building containing five residential units and two commercial spaces, along with a separate three-bedroom, one-bath residence.



Property Highlights

Mixed-Use Configuration

Main Building (5,264 SF)

- Two commercial storefronts
- Five residential rental units
- Shared laundry facilities
- Additional tenant storage

Detached Residence (675 SF)

- 3 Bedrooms
- 1 Bathroom
- Separate structure
- Additional rental income source

Investment Features

- Established rental history
- Diverse tenant mix
- Multiple income streams
- Ample on-site parking
- Main Street visibility
- Recently remodeled (2024)
- Turnkey operation with future upside potential

BUILDING INFORMATION		PER 2018 IBC		
ADDRESS 1175 GRAND AVE., NORWOOD, SAN MIGUEL CO. CO.				
-CONSTRUCTION TYPE - EXISTING/AS IS/ EXIST + NEW MEETS IBC				
OCCUPANCY GROUP	USE	SQ. FT.	S.F./PER.	OCC. LOAD
B	OFFICE	1704	150	12
R-2	APARTMENT #1	638	200	3
	#2	560	200	3
	#3	932	200	5
	#4	827(167 NEW)	200	4
	#5	603	200	3
TOTAL APT. SQ FT		3,560		18
TOTAL BUILDING SQ FT		5264	< 9,000 / 7,000	30
- BLDG. HEIGHT 18'-0" < 65'/60'				
BLDG. STORIES 1				
- BLDG. AREA 5264 S.F. (IIIA) OR 2 (VB)				
- FIRE RESISTANCE - 1 HR. SEPARATION OCC. GROUP B TO R-2 (SPRINKLERED). 1 HR. PARTITIONS BETWEEN APTS. 1 HR. ROOF - CEILING ASSEMBLY.				
- FIRE PROTECTION - ENTIRE BUILDING SPRINKLERED, 13R, 903.3.1.2 SYSTEM ALLOWED PER NORWOOD FIRE CHIEF JOHN J. BOOKRATH, AHJ				
- EXITS - EXTERIOR EXIT FROM EACH APARTMENT OFFICE AREA 12 OCC. LOAD < 50, 1 EXIT REQUIRED				
-ACCESSIBILITY PER FHA, AND ANSI 117.1 - 2009				
- EXISTING BUILDING , BUILT PRIOR TO 3/3/91.				
- PROJECT IS EXEMPT (5 UNITS) FROM THE REQUIREMENTS OF COLORADO STATUTE ARTICLE 5, SECTION 9-5-105.				
- THE EXISTING BUILDING DOES NOT ALLOW FOR ACCESSIBILITY, UNIT #5 HAS BEEN MODIFIED TO BE A TYPE A ACCESSIBLE UNIT.				

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Property Type
Mixed Use / Commercial

Property Details

Asking Price: \$1,474,800
MLS Number: 44539
Total Finished SF: 5,939 SF
Lot Size: 21,450 SF
Acres: 0.55
Year Built: 1974
Remodeled: 2024
Zoning: Residential / Commercial
County: San Miguel County
Taxes (2025): \$4,930.98
Occupancy: Subject to Existing Leases

Location

Norwood, Colorado

Positioned at the northwest corner of Grand Avenue and Lincoln Street on the west end of Norwood, the property enjoys excellent visibility and accessibility along the town's primary commercial corridor.

Norwood has become an increasingly attractive alternative for residents and businesses seeking proximity to Telluride while benefiting from a growing local economy, strong community infrastructure, and increasing housing demand.

Utilities & Infrastructure

- City Water
- Sewer Service
- Natural Gas
- Electric Service
- Metal Roof
- Combination Heating Systems
- Regular Telephone Service
- Open Area Parking (3+ Vehicles)

Investment Opportunity

With a diversified mix of commercial and residential tenants, this property provides investors with immediate cash flow and long-term appreciation potential. The combination of strong occupancy history, strategic Main Street location, and continued regional growth makes this a compelling opportunity for investors seeking stable returns in Southwest Colorado.

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Showing Information

Showings by appointment only.

A signed Non-Disclosure Agreement (NDA) is required prior to showings and the release of financial information. The listing agent must accompany all property tours.

During initial tours, representative residential and commercial spaces will be shown. Full access to all units will be provided during due diligence.

Telluride Real Estate Brokers, Inc.

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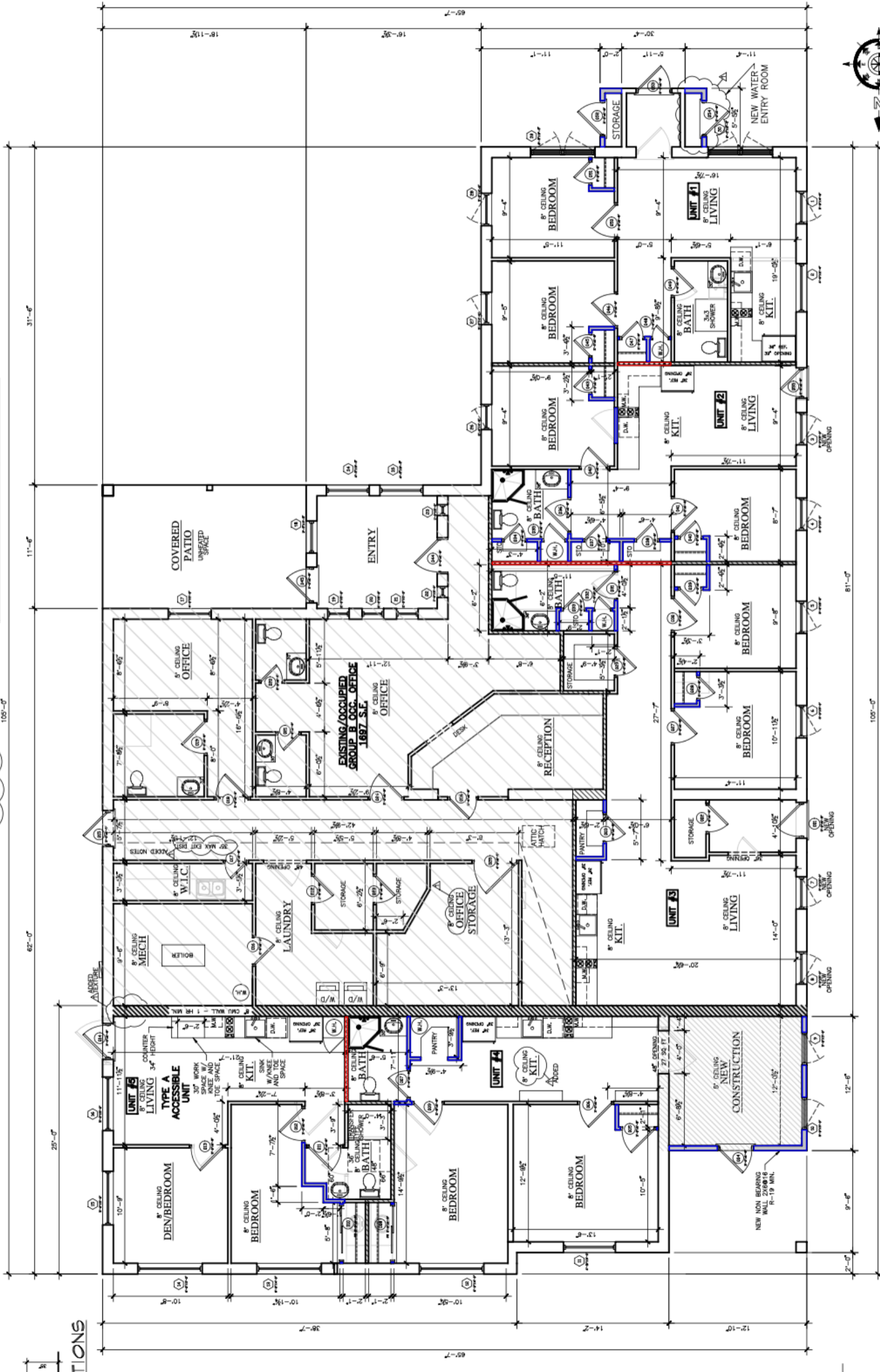
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Information deemed reliable but not guaranteed. Buyers are encouraged to verify all information independently.

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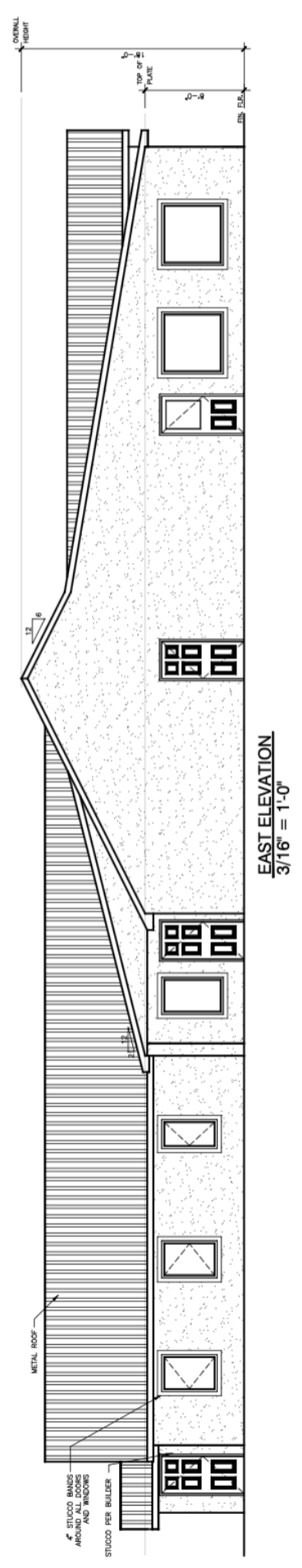
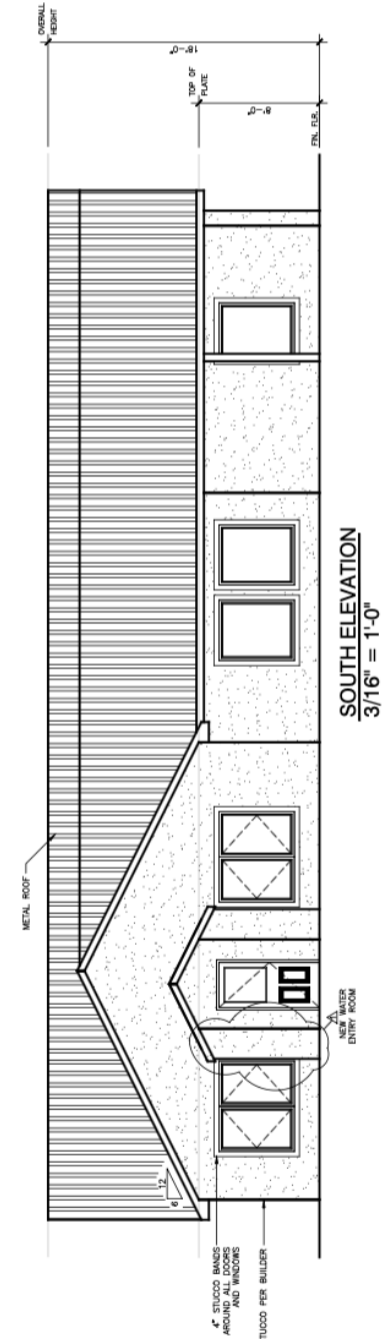
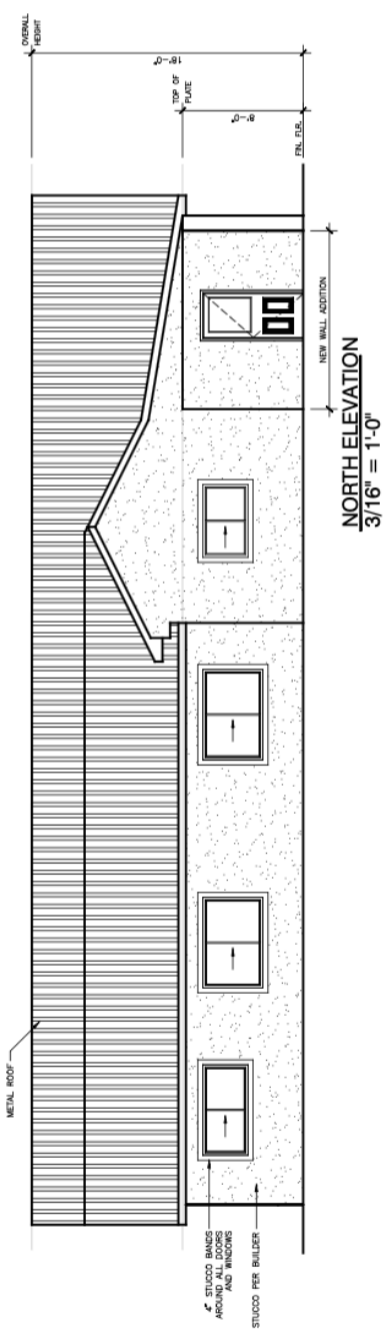
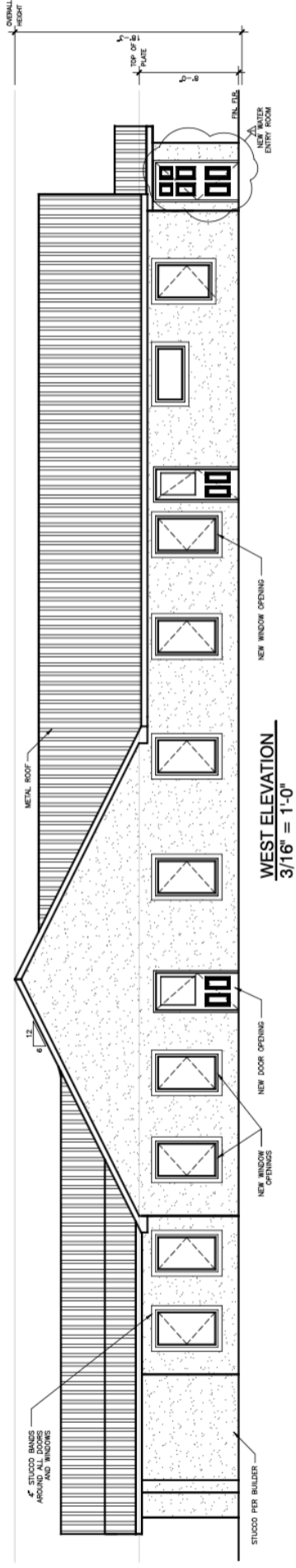
- LEGEND:**
- EXISTING WALLS
 - REMOVED WALLS
 - NEW WALLS (1 HR, 5/8 GYP)
 - NEW 1 HR AREA SEPARATION WALL
 - EXISTING 1 HR AREA SEPARATION WALL
 - (ALL EXISTING & NEW WALLS ARE 1HR WALLS)

PROPOSED FLOOR PLAN
3/16" = 1'-0"

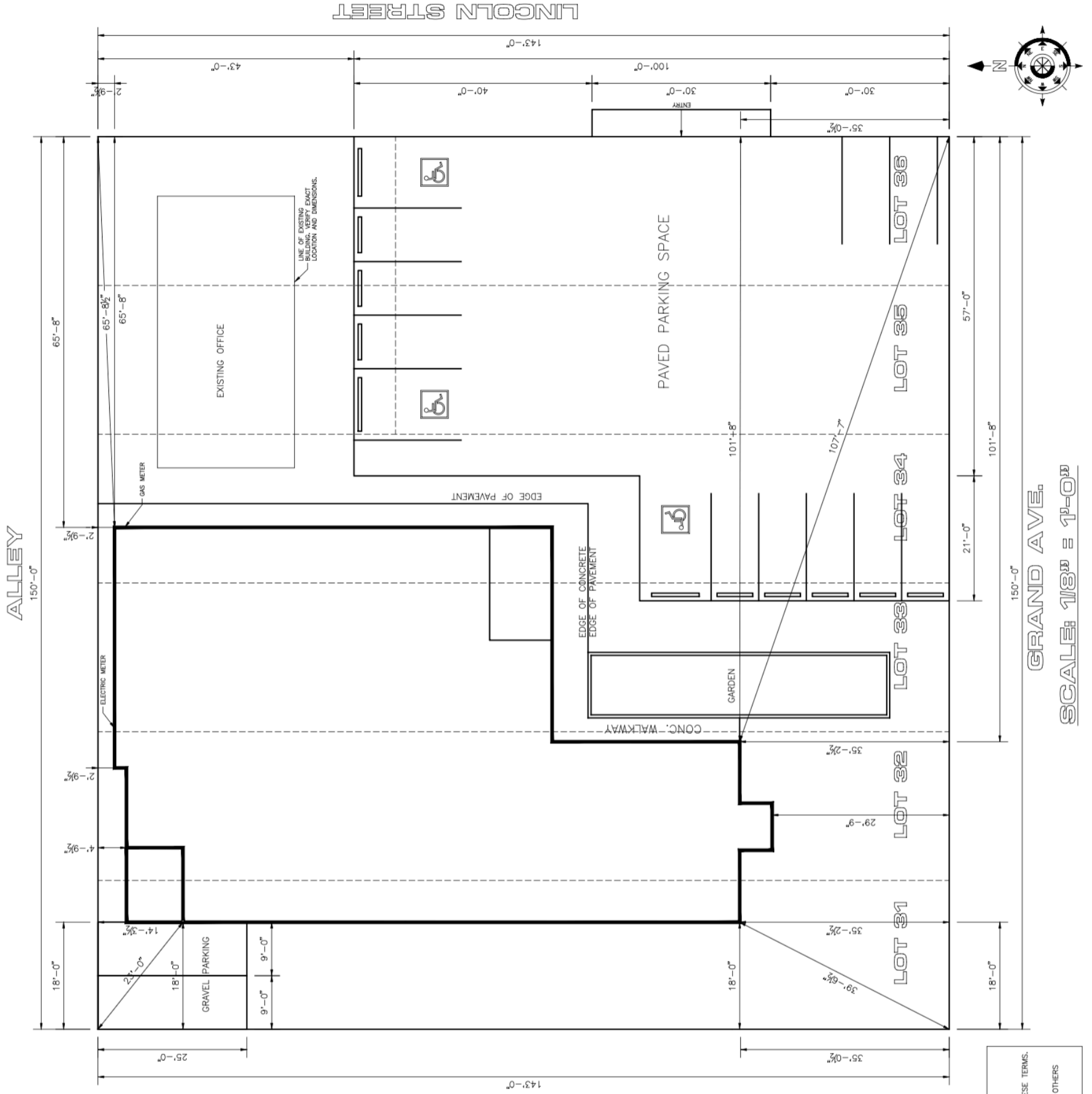
NEW 4x4x1/2" ANGLE
MIN. 6" BEARING EACH SIDE

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- NOTES:
1. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS.
 2. THESE PLANS ARE INTENDED FOR USE BY AN EXPERIENCED BUILDER.
 3. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND PROFESSIONALS SUCH AS AN ENGINEER AND/OR OTHER CONSULTANTS.
 4. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR OWNER ACCEPTANCE OF THESE TERMS.
 5. ALL WALLS ARE TO BE FINISHED WITH STUCCO PER BUILDER.
 6. 2X4 WALLS ARE DOWN 3/4" AND 2X6 WALLS ARE DOWN 1/2".
 7. THIS PLAN HAS NOT BEEN ENGINEERED. SEE ENGINEERED PLAN BY OTHERS.
 8. UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW - DMCA 1098



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NOTES:
 1. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR USE BY AN EXPERIENCED BUILDER.
 3. PROFESSIONALS SUCH AS AN ENGINEER AND/OR OTHER CONSULTANTS.
 4. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR OWNER ACCEPTANCE OF THESE TERMS.
 5. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 6. 2X4 WALLS ARE DRAWN 3.5" AND 2X6 WALLS ARE DRAWN 6.5".
 7. THIS PLAN HAS NOT BEEN ENGINEERED. SEE ENGINEERED PLAN BY OTHERS FOR ENGINEERING DATA.
 8. UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW - EMCA 1996

DRAINAGE NOTE: TO SLOPE AWAY FROM STRUCTURE TO BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

GRAND AVE.
 SCALE: 1/8" = 1'-0"