



49 COUNTY RD 68 | BAILEY, COLORADO

A Mixed-Use Mountain-Town Anchor, Now Available

A historic 5-unit building on the Platte River — 3 commercial spaces and 2 residential apartments, with a vacant anchor space ready for an owner/user.

Set along the Platte River in the heart of Bailey, this 4,808 SF mixed-use building includes 5 total units: 3 commercial spaces and 2 residential apartments (1BR + 2BR). Two of the three commercial spaces are leased today — Chill Squirrel (gift shop) and Platte River Outfitters (outdoor gear & rentals) — while the third, once Bailey's historic liquor store, is delivered vacant at closing and ready for an owner/user to bring their own concept. That vacant space also includes a built-in commercial cooler — a rare amenity that would be extremely difficult to permit new under current Park County regulations.

\$975,000

OFFERED AT

4,808 SF

BUILDING SIZE

5

TOTAL UNITS

3 Commercial + 2 Residential

1

VACANT SPACE

Owner/User Opportunity

Platte River Outfitters

Outdoor gear, snowshoe rentals & Carhartt retail — a local staple for area recreation.

Chill Squirrel

General gift shop drawing steady foot traffic from locals and visitors alike.

Former Market Space

Once Bailey's liquor store — vacant at closing with a built-in cooler, ideal for an owner/user.

NOW OFFERED FOR SALE

5 units, 2 commercial tenants in place • vacant anchor space ready for an owner/user

49 County Rd 68 • Bailey, Colorado

THE PROPERTY, UP CLOSE



COMMERCIAL TENANT

Rosalie's Market Space

Delivered vacant at closing — this storefront was Bailey's historic liquor store and still carries a built-in commercial cooler, a rare amenity nearly impossible to permit new in Park County today. Ideal for an owner/user or new concept.

COMMERCIAL TENANT

Platte River Outfitters

A go-to outdoor outfitter for the Bailey community — hiking, camping and fishing gear, snowshoe rentals, and Carhartt workwear, all under one roof of the property's stone-faced storefront.



COMMERCIAL TENANT

Chill Squirrel

A bright, well-stocked gift shop carrying toys, apparel, home goods and local finds — a steady draw for both Bailey locals and visitors passing through.

RESIDENTIAL

Two Apartments

A 1BR and 2BR apartment sit above the commercial spaces, adding stable rental income alongside the retail tenants — comfortable, character-filled living spaces in the heart of Bailey.



THE SETTING

On the Platte River

Tucked along the river with mountain views in every direction, the property sits at the center of Bailey's small commercial corridor — steady local traffic, ample parking, and a setting that draws visitors year-round.

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Co-listed with James Unger, 8z Real Estate