

TURN-KEY BAKERY / COMMERCIAL KITCHEN AT GLENWOOD CENTER

HIGHWAY VISIBILITY | 1,135[±]SF | FULLY-EQUIPPED

2550 HIGHWAY 82 - UNIT A208, GLENWOOD SPRINGS



TRANSWORLD[®]
Commercial Real Estate



**FOR SALE \$650,000
ALL FF&E INCLUDED**

Suite 250,5261 S Quebec St
Greenwood Village, Colorado 80111



PRESENTED BY:

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PROPERTY SUMMARY

Unit A208
2550 Colorado 82 | Glenwood Springs, CO 81601



Summary

Property Type:	Commercial Condo
Price:	\$650,000
Sale Type:	Owner User
Condo Size:	1,135 SF
Year Built:	2008
Heating Type:	Gas
Central A/C:	Yes
Stories:	1
Construction Type:	Masonry
Taxes (2024):	\$3,342
HOA:	\$495/month (2024)
Value of FF&E (est.):	\$50,000

Property Overview

Turnkey Bakery or Commercial Kitchen

A unique opportunity to own a 1,135 sq ft commercial condo in the Glenwood Commerce Center. The space has been home to a popular, well-established bakery since 2012. It is fully built-out with commercial kitchen equipment, walk-in freezer, ample storage, office, and bathroom. Ideal space for a bakery, café, catering, or food production use. Move-in ready for a new owner.

All FF&E included. Inquire with broker for details.

Location Overview

Strategically positioned on Colorado State Highway 82, this commercial condo benefits from exceptional visibility and steady traffic flow through Glenwood Springs. Highway 82 runs directly through downtown, crosses the Colorado River and I-70, and continues south alongside the Roaring Fork River toward Carbondale. This hub of commerce and travel ensures consistent exposure and easy access for customers, suppliers, and staff.

PROPERTY PHOTOS

Turnkey Bakery / Commercial Kitchen
2550 Colorado 82, Unit A208 | Glenwood Springs, CO 81601



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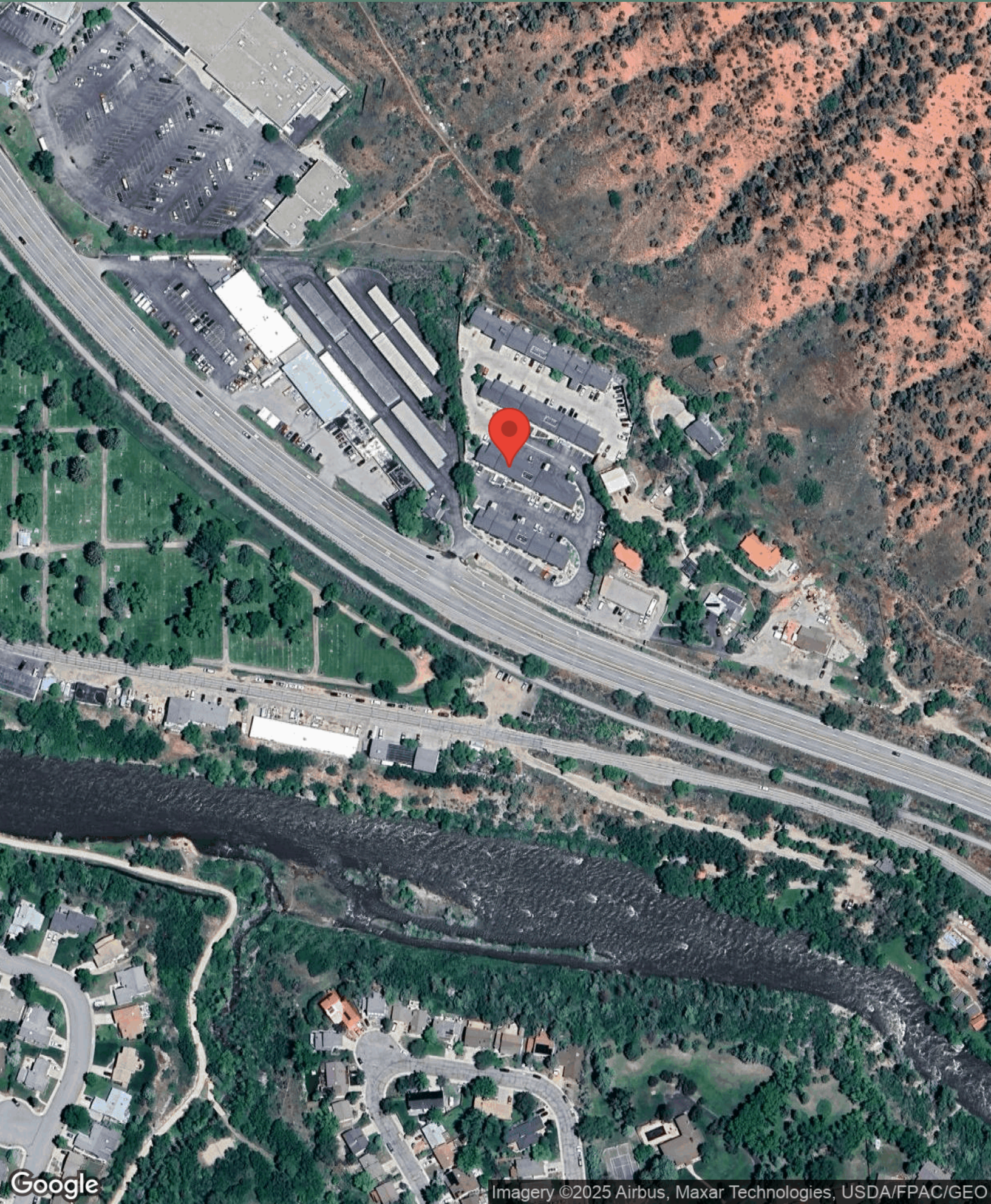
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AERIAL MAP

Turnkey Bakery / Commercial Kitchen
2550 Colorado 82, Unit A208 | Glenwood Springs, CO 81601



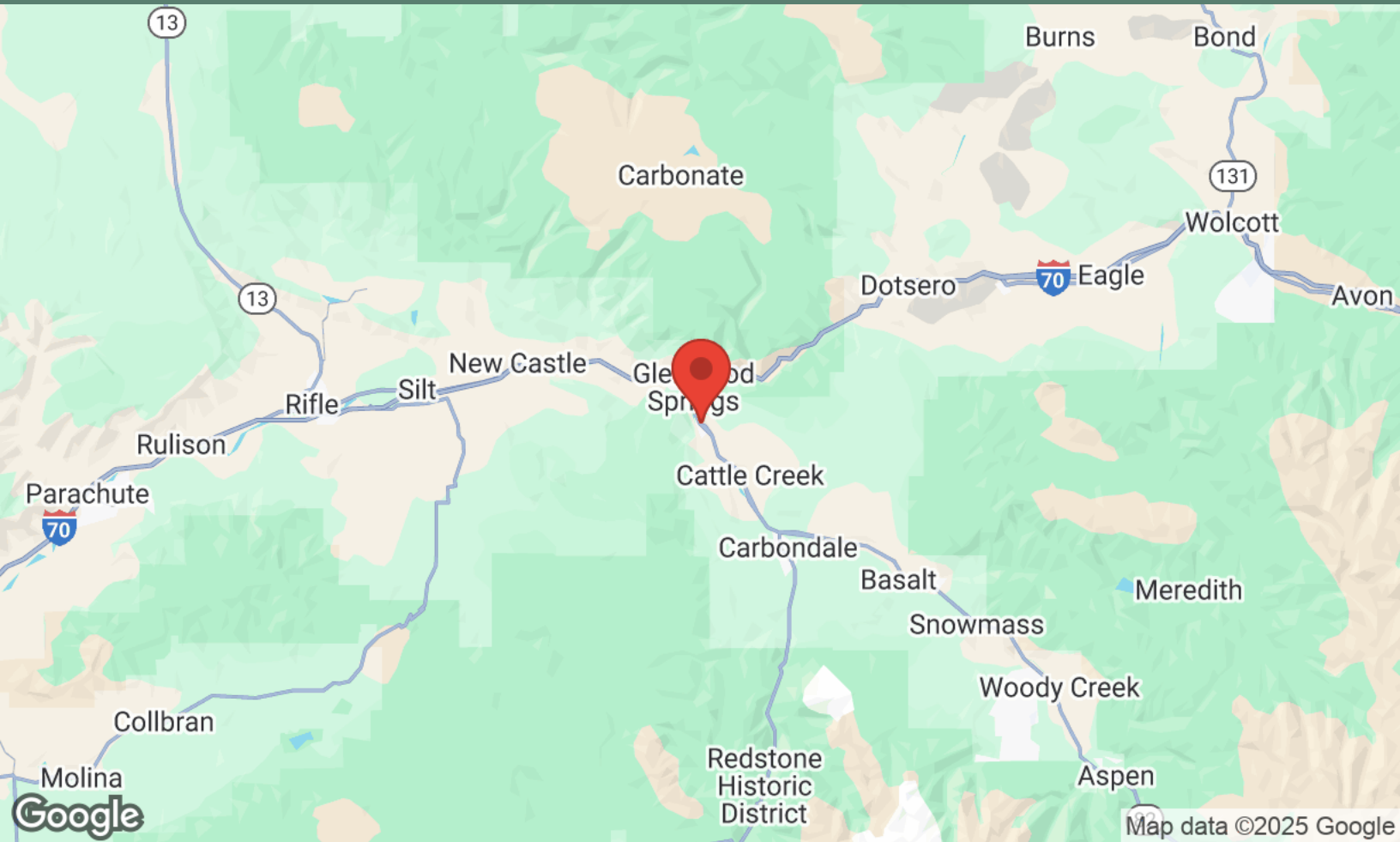
REGIONAL MAP

Turnkey Bakery / Commercial Kitchen
2550 Colorado 82, Unit A208 | Glenwood Springs, CO 81601



LOCATION MAPS

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BUSINESS MAP

Turnkey Bakery / Commercial Kitchen
2550 Colorado 82, Unit A208 | Glenwood Springs, CO 81601




Sal Mex

 Furniture Row


 Lance Michael Salon


 REI


 Alchemy & Oak

Roaring Fork Wine and Liquors


 Denver Mattress


 Glenwood Kitchen & Bath

 Xen Technology Group, LLC

 DDH Designer Door Hardware

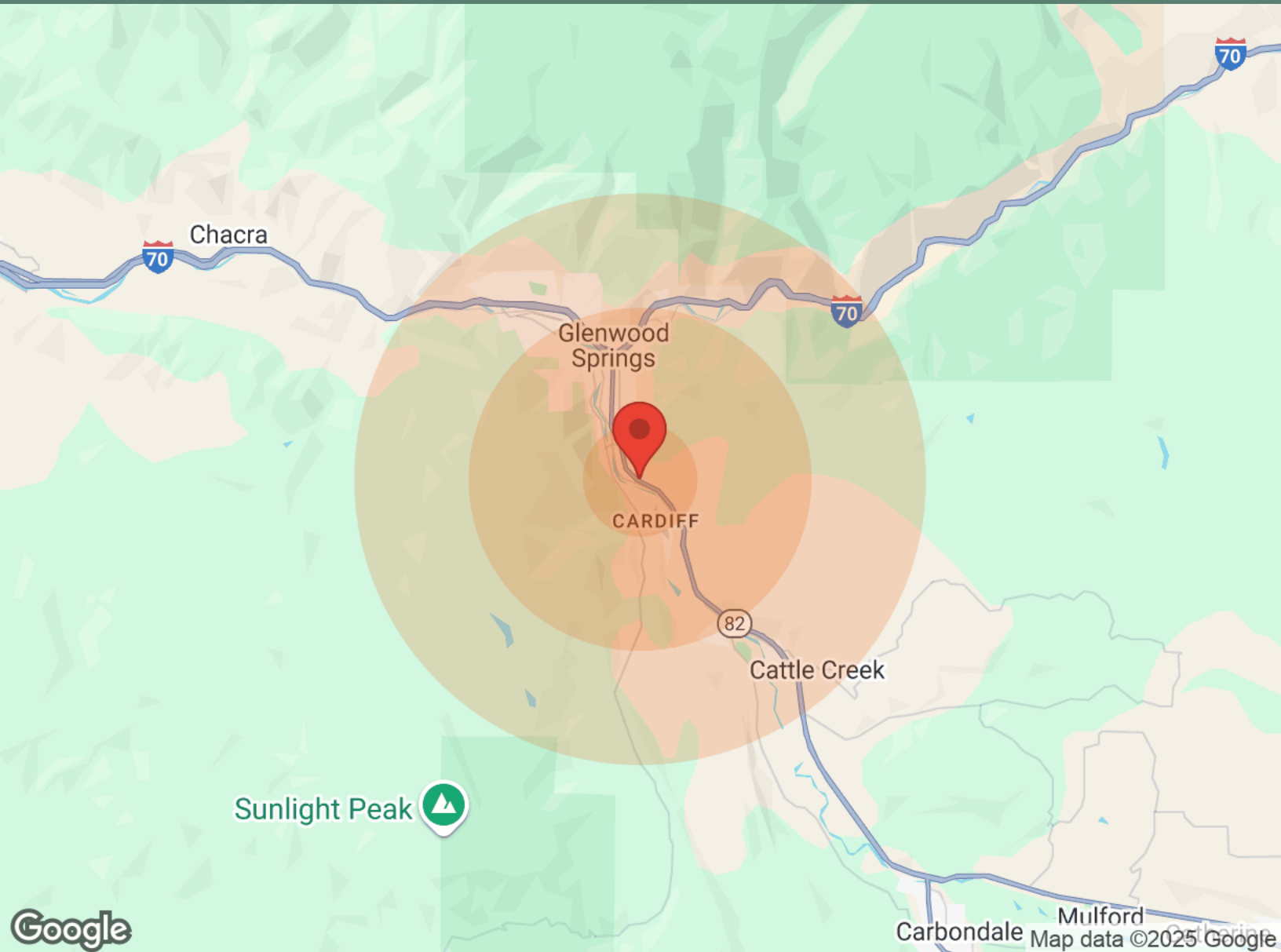
Colorado West Upholstery

 CBF Custom Body Fitness GWS

 Tresses Salon

DEMOGRAPHICS

Turnkey Bakery / Commercial Kitchen
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Population	1 Mile	3 Miles	5 Miles
Male	1,432	4,704	5,430
Female	1,279	4,510	5,236
Total Population	2,711	9,214	10,666
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	583	1,936	2,390
Ages 15-24	370	1,044	1,256
Ages 25-54	948	3,652	4,227
Ages 55-64	326	1,206	1,317
Ages 65+	484	1,376	1,476
Race	1 Mile	3 Miles	5 Miles
White	2,340	7,871	8,814
Black	6	52	69
Am In/AK Nat	1	20	20
Hawaiian	N/A	N/A	N/A
Hispanic	722	2,729	3,724
Multi-Racial	720	2,514	3,494

Income	1 Mile	3 Miles	5 Miles
Median	\$77,237	\$63,844	\$57,908
< \$15,000	70	447	531
\$15,000-\$24,999	68	271	271
\$25,000-\$34,999	68	366	433
\$35,000-\$49,999	92	559	635
\$50,000-\$74,999	222	629	756
\$75,000-\$99,999	133	594	679
\$100,000-\$149,999	223	366	423
\$150,000-\$199,999	135	349	349
> \$200,000	25	104	104

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,152	4,255	4,618
Occupied	1,078	3,901	4,235
Owner Occupied	696	2,103	2,227
Renter Occupied	382	1,798	2,008
Vacant	74	354	383

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker