



## 120 E. 3rd Street, Eagle Colorado Offered at \$1,200,000

In the heart of historic downtown Eagle, this 5 unit building has been upgraded tremendously and has great upside potential. Two commercial units and Three residential units. Building is fire sprinklered, has a newer metal roof and solar panels. Freshly painted interior common areas, this building is well maintained and is a fantastic investment or 1031 exchange property.



David Nudell, Broker/Owner

970-445-1766 (direct), 970-390-0492 (cell)

217 Broadway, Eagle, CO 81631

[dnudell@vail.net](mailto:dnudell@vail.net)

