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## **OFFER MEMORANDUM**

### **LOCATION:**

704, 706, 708, 710+ Miner Street, Idaho Springs, CO 80452

### **PROPERTY DESCRIPTION:**

Rare opportunity to acquire 5 affordable lots in the heart of rapidly growing downtown Idaho Springs, Colorado! This unique package includes 704 Miner Street, 706 Miner Street, 708 Miner Street, 710 Miner Street, plus the adjacent corner parcel (ID SPGS NCRO MB HM ADD L24), offering exceptional flexibility for investors, developers, or buyers seeking long-term upside.

Currently situated on the property are 3 mobile homes — one producing rental income and two ready for renovation or redevelopment. Priced primarily at land value, this offering creates an attractive entry point for investors looking to remodel and hold, create rental income, or pursue future development opportunities in one of Colorado's fastest-evolving mountain communities.

A major value-add: the property already includes 4 paid tap sets. Based on current Town of Idaho Springs rates, replacement costs would total approximately \$75,592 (\$18,898 per tap set), representing significant savings and reduced development costs for the next owner.

Idaho Springs continues to gain momentum as a destination mountain town, fueled by tourism growth, downtown revitalization, and the new gondola development. Opportunities to secure multiple in-town lots with existing infrastructure at this price point are becoming increasingly rare.

Listing includes:

- 704 Miner Street

Clear Creek County Parcel Link [HERE](#)

Clear Creek County Mobile Home Link [HERE](#)

- 706 Miner Street  
Clear Creek County Parcel Link [HERE](#)
- 708 Miner Street  
Clear Creek County Parcel Link [HERE](#)  
Clear Creek County Mobile Home Link [HERE](#)
- 710 Miner Street  
Clear Creek County Parcel Link [HERE](#)  
Clear Creek County Mobile Home Link [HERE](#)
- Corner parcel: ID SPGS NCRO MB HM ADD L24  
Clear Creek County Parcel Link [HERE](#)

### Property Highlights

- Location: Diagonal from The Fieldhouse Apartments in Idaho Springs.
- Units: 3 mobile home units ready for remodel or 5 lots ready for your development ideas.
- Current Gross Monthly Income: \$1,000
  - 710 Miner Street is in rough shape but habitable which is why it only rents for \$1,000 per month. It's a 4 Bed / 2 Bath mobile home that could be remodeled to increase rent.
- Potential Upside:
  - Lease out lots for RVs (see city website or speak with city for details. City contact is Dylan Graves, see his contract information below in blue.
  - RV Storage on open lots
  - Further updated units for increased rental revenue.
  - Build out land with units for sale or lease.

### Strategic Location

Situated in downtown Idaho Springs, these Miner Street lots are within walking distance to local shops, restaurants, and attractions. The property's proximity to I-70 provides easy access to Denver and the surrounding areas, enhancing its appeal to tenants and future development prospects.

*Don't miss this exceptional opportunity to acquire these rare lots in a thriving Colorado community!*

### **ADDITIONAL DETAILS:**

1. All Trailers are Park Owned.
2. Tenant pay his own utilities and snow removal. Only costs to owner are Trash + Property Insurance (Trash ~\$150 per month)
3. Tenant Lease is Month to Month.

### **IDAHO SPRINGS DEVELOPMENT DETAILS:**

1. ARGO MINE PROJECT - Gondola Serviced Mountain Biking + Hiking / Restaurants / Amphitheater / See more about this project [HERE](#) and [HERE](#)

2. THE CLEAR CREEK GREENWAY - Pedestrian + Biker Pathway / Learn more [HERE](#)

***\*BUYER & BUYERS AGENT to verify all information pertaining to this property. The city planner is named Dylan Graves DGraves@idahospringsco.com 303-567-4421.***