











Portions of the building have been digitally removed for presentation purposes.

MAIN STREET OFFICE BUILDING FOR SALE

833 Main St, Louisville, CO, 80027

Positioned along Main Street in the heart of Louisville, 833 Main St presents a rare opportunity to acquire a free standing commercial building with significant on-site parking and flexible purchase options. The ±8,474 SF building sits on a generous ±10,400 SF corner lot, offering exceptional accessibility and convenience for customers and employees alike. Teller will be removed as part of the owner’s process to divide the lots. The square footage is reflective of this and does not include the SF of teller. The property benefits from strong street presence, easy access, and ample parking—an increasingly hard-to-find amenity in this market.

FEATURE HIGHLIGHTS

-  Corner lot
-  Building Signage
-  Flexible Zoning
-  Foot Traffic
-  Near Restaurants
-  Near Shopping
-  Visibility/Location
-  Parking

PROPERTY OVERVIEW

AVAILABLE SF	±8,474 SF*
SITE SIZE	±10,400 SF (.24 Acres)*
SALE PRICE	\$2,950,000
DATE AVAILABLE	Immediately
PROPERTY TAXES	\$62,749.62 (2025)**
ZONING	Commercial Community

*Source – Survey, Final lot SF shall be TBD based on final survey.
**Property taxes will be reassessed once lots are divided.

FOR MORE INFORMATION:



Liz Amaro Nyiri
Commercial Broker Associate
303.449.2131 ext 136
liz@coloradogroup.com

Scott Crabtree
MBA LEED®AP
Senior Commercial Broker
303.449.2131 ext 125
crabtree@coloradogroup.com

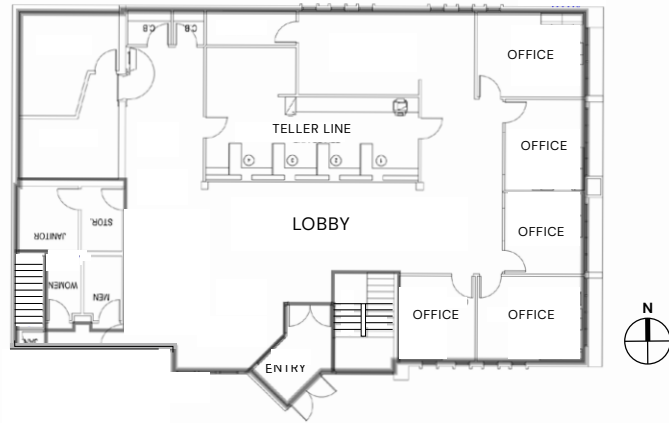
**A UNIQUE OPPORTUNITY:**

- Free standing commercial building
- Opportunity to purchase with neighboring lot
- Corner lot on Main Street in downtown Louisville

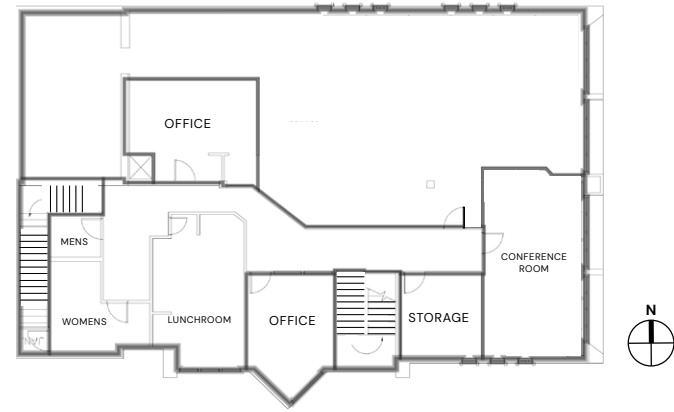
Buyers have the flexibility to purchase the building and parking lot together for a full-site investment or acquire them separately to suit specific operational or development goals. Ideal for an owner-user, investor, or redevelopment opportunity, 833 Main St combines scale, visibility, and optionality in one of Louisville's most desirable commercial corridors.

FLOOR PLANS

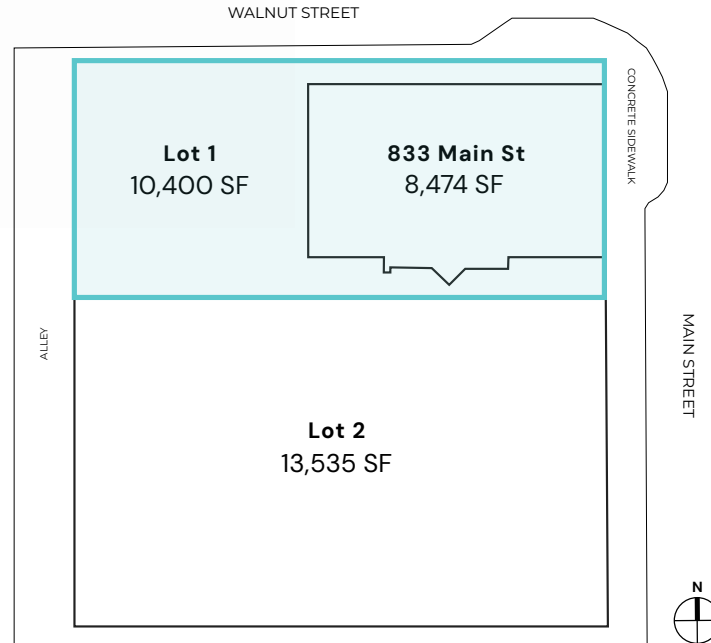
1ST FLOOR



2ND FLOOR



SITE PLAN

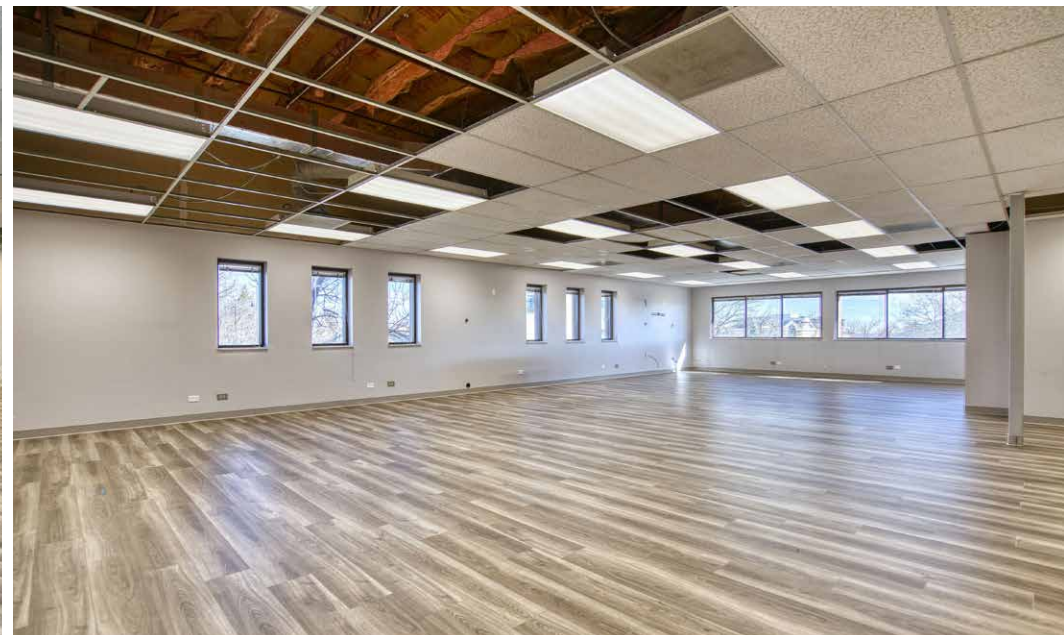




Portions of the building have been digitally removed for presentation purposes.







DEMOGRAPHICS



POPULATION

2 MILE RADIUS

31,742

5 MILE RADIUS

107,622

10 MILE RADIUS

500,298



EMPLOYEES

2 MILE RADIUS

12,263

5 MILE RADIUS

63,393

10 MILE RADIUS

268,409



AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

\$152,572

5 MILE RADIUS

\$141,952

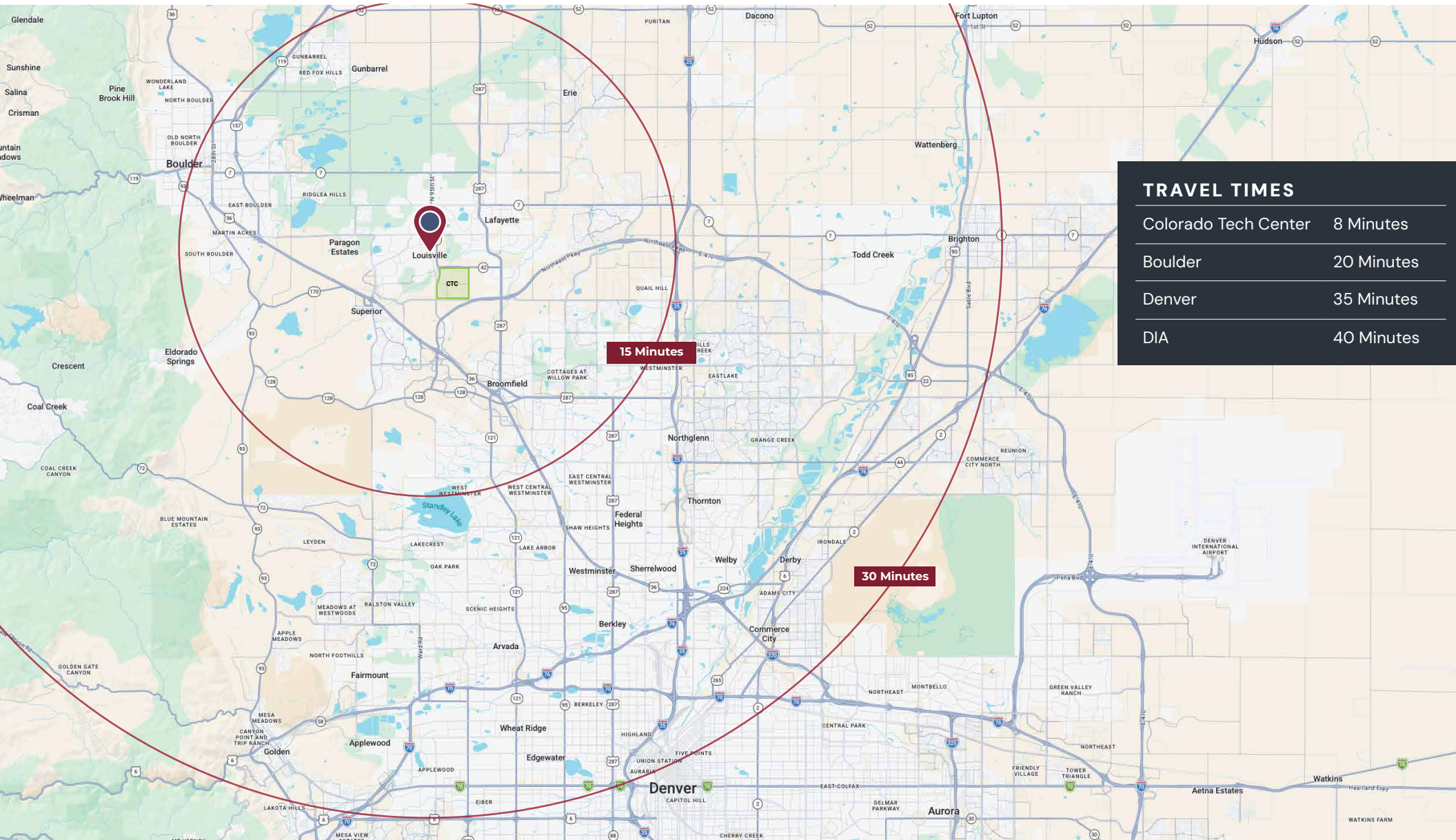
10 MILE RADIUS

\$128,410

Louisville, Colorado is a vibrant Boulder-Front Range community with a population of about 20,800 residents in a compact ~8 sq mi area, supporting a dense, active local market. The median age is in the low 40s, reflecting an established mix of professionals and families. Households in Louisville enjoy high incomes, with median household income near \$149 K and per-capita income well above state averages, while poverty remains low (~5%). Louisville blends historic small-town charm with modern suburban development, offering access to both Boulder and Denver. The city is recognized for its high quality of life, strong community spirit, and extensive trail systems.



REGIONAL MAP



TRAVEL TIMES	
Colorado Tech Center	8 Minutes
Boulder	20 Minutes
Denver	35 Minutes
DIA	40 Minutes

PROPERTY LOCATION

Explore more in the area.

-
-
-
-
-
-
-
-
-
-
-
-
-
-