



Price: \$11,481,000
Showings by appointment only



EXCEPTIONAL REDEVELOPMENT OPPORTUNITY

Downtown Telluride Mixed-Use Commercial Asset
238 East Colorado Avenue | Units A, B, C, D, E & F
Telluride, Colorado 81435

PROPERTY OVERVIEW

Year Built: 1994

Parking: 18 Garage Spaces

Commercial SF (excluding outdoor back patio): 13,717

Commercial SF (including outdoor back patio): 16,125

INVESTMENT HIGHLIGHTS

- ✓ Prime Colorado Avenue Main Street frontage
- ✓ Walking distance to the Telluride Gondola and ski access
- ✓ Located near restaurants, galleries, and festival venues
- ✓ Multiple retail storefront opportunities
- ✓ Office and potential residential conversion opportunities (subject to approvals)
- ✓ Existing tenant base and cash flow
- ✓ Limited commercial inventory in Telluride
- ✓ 18 dedicated garage parking spaces
- ✓ Strong long-term demand in a world-class resort destination



TELLURIDE

REAL ESTATE BROKERS

Brigitte@telluriderealestatebrokers.com | Dirk@telluriderealestatebrokers.com

Brigitte De Pagter Kusuno | Dirk De Pagter

Telluride Real Estate Brokers, Inc.

126 West Colorado Ave. Suite 100, Telluride, CO 81435

Office: 970.728.6667

Brigitte Mobile: 970.708.7959 | Dirk Mobil: 970.708.3918

www.telluriderealestatebrokers.com



MAIN STREET LOCATION IN THE HEART OF TELLURIDE

Located within Telluride's Historic Commercial District, 238 East Colorado Avenue presents a rare opportunity to acquire and reposition a substantial mixed-use commercial asset. The property offers significant square footage, premier Colorado Avenue and Willow Street frontage and multiple options for value enhancement through strategic redevelopment and repositioning in one of Colorado's most sought-after mountain resort communities.

STRONG TENANT DEMAND

This property presents a rare opportunity to acquire an asset with proven income generation, strong tenant demand, and exceptional flexibility for future value creation.

SELLER LEASE BACK

Subject to seller lease back of approximately 2,700 SQ FT at a competitive market rate.

REDEVELOPMENT POTENTIAL

The offering includes all commercial condominium units within the building, encompassing the ground-floor retail spaces, patio area, basement commercial space, and the entire second floor.

The property's configuration creates compelling opportunities for:

- Enhanced retail storefronts along Colorado Avenue
- Modern office suite redevelopment
- Mixed-use repositioning
- Residential conversion of portions of the second floor (subject to Town approvals and zoning requirements)

The third-floor residential condominium is separately owned and not included in the offering.



TELLURIDE

REAL ESTATE BROKERS

Brigitte De Pagter Kusuno | Dirk De Pagter
Telluride Real Estate Brokers, Inc.
126 West Colorado Ave. Suite 100, Telluride, CO 81435
Office: 970.728.6667
Brigitte Mobile: 970.708.7959 | Dirk Mobil: 970.708.3918
Brigitte@telluriderealestatebrokers.com | Dirk@telluriderealestatebrokers.com
www.telluriderealestatebrokers.com



UNIT BREAKDOWN:

- A Basement Commercial 1,334 SF
- B Ground Floor Commercial 6,132 SF
- C Patio Commercial Area 2,408 SF
- D Second Floor Commercial 953 SF
- E Second Floor Commercial 2,770 SF
- F Second Floor Commercial 2,528 SF

The property's premier Colorado Avenue frontage is ideally suited for multiple retail storefronts, while the second floor offers the potential for highly functional office suites and some residential conversion, subject to Town of Telluride approvals and zoning requirements. Existing infrastructure, parking allocations, and condominium configurations provide a foundation for thoughtful redevelopment tailored to current market demand.

Combining an irreplaceable Main Street location, established cash flow, strong tenant demand, and multiple value-enhancement opportunities, 238 E. Colorado Avenue represents a compelling investment in the desirable Telluride area real estate market.

For further details regarding financial information, lease back and redevelopment evaluation please contact listing brokers, NDA required.

Do not disrupt occupants and businesses. All showings must be organized 24-48 hours prior and all showings will be accompanied by one of the listing brokers.

Information deemed reliable but not guaranteed.



TELLURIDE
REAL ESTATE BROKERS

Brigitte@telluriderealestatebrokers.com | Dirk@telluriderealestatebrokers.com

Brigitte De Pagter Kusuno | Dirk De Pagter
Telluride Real Estate Brokers, Inc.
126 West Colorado Ave. Suite 100, Telluride, CO 81435
Office: 970.728.6667

Brigitte Mobile: 970.708.7959 | Dirk Mobil: 970.708.3918
www.telluriderealestatebrokers.com