

# Mountain Mixed-Use Investment

700 Red Table Drive, Gypsum, CO 81637



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Gypsum, CO 81637

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# Executive Summary

# Mountain Mixed-Use Investment

Located at 700 Red Table Drive in Gypsum, Colorado, this attractive mixed-use property offers an excellent blend of residential stability and commercial flexibility. The building contains three commercial units, six one-bedroom/one-bathroom apartments, and seven two-bedroom/two-bathroom units, for a total of 16 units. This well-diversified unit mix provides strong income potential and appeals to a wide range of tenants in the growing Eagle County market.

The property is fully fire sprinklered and fire alarmed throughout, ensuring outstanding safety and code compliance for both owners and tenants. Every unit is individually metered for gas service, while electric is efficiently billed back to tenants on a monthly basis through the RUBS (Ratio Utility Billing System), helping to minimize the owner's utility expenses and improve overall net operating income.

Each residential unit features desirable modern amenities, including a dedicated office space, in-unit washer and dryer, and generous storage. These thoughtful additions make the apartments especially attractive to working professionals, remote workers, and families seeking convenience and functionality in mountain living. The spacious and practical layouts support strong tenant satisfaction and longer lease terms.

Situated in the heart of Gypsum, this asset benefits from strong demand for both workforce housing and commercial services. The combination of quality construction, modern safety systems, and favorable utility metering makes this property particularly attractive to investors seeking reduced operational burdens.

Investors will also appreciate the versatile commercial spaces, which offer flexible opportunities for retail, professional services, or small businesses. With a balanced tenant base that includes both residential and commercial users, this property supports consistent cash flow and strong tenant retention.

700 Red Table Drive represents a turn-key investment with built-in efficiencies and long-term upside. Its strategic location in one of Colorado's most desirable mountain communities, combined with premium residential features and operational advantages, positions it for continued appreciation as the region expands. This makes it an ideal addition to any investor's portfolio looking for reliable income in a high-demand rental market.



Address

**700 Red Table Drive  
Gypsum, CO 81637**

County

**Eagle**

Asking Price

**\$6,400,000**

Gross Income

**\$494,460 (Plus NNN for Commercial)**

Year-End 2025 NOI

**\$399,051**

Zoning

**Market District (MD)**

Total Building Size

**17,183 SF**

Residential Units

**6 One Bedroom | 7 Two Bedroom**

Total Property Size

**43,560 SF (1 Acre)**



# Property Highlights

## **Brand-New Construction**

Built in 2024 with Modern Finishes and Energy-Efficient Design

## **Strong Housing Demand**

Ideal location serving the year-round resort economy of Eagle County. Current Tenants work in jobs not reliant on the resorts.

## **Fully Fire Alarmed & Sprinklered**

Residential Units, Commercial Units, and Common Areas are fully fire alarmed & normal-hazard sprinklered

## **Home Office in Each Unit**

Each Residential unit includes a separate home office - ideal for tenants working from home, or who may want a separate hobby space.

## **Reduced Utility Expenses**

All units are individually metered for Gas. Unit electric is billed-back through RUBS.

## **Balanced Unit Mix**

6 One-Bedroom + 7 Two-Bedroom apartments for a wide variety of tenant types & lifestyles  
3 Commercial Units provide a diverse income stream



Photographs



Each Unit Includes a Balcony











Individually Metered for Gas



Fully Sprinklered



Electric Billback Through RUBS



Fully Fire Alarmed





# Rent Roll

# Lease Abstracts

**Available After Execution of  
Confidentiality Agreement**

Welcome to the

Town of  
Gypsum

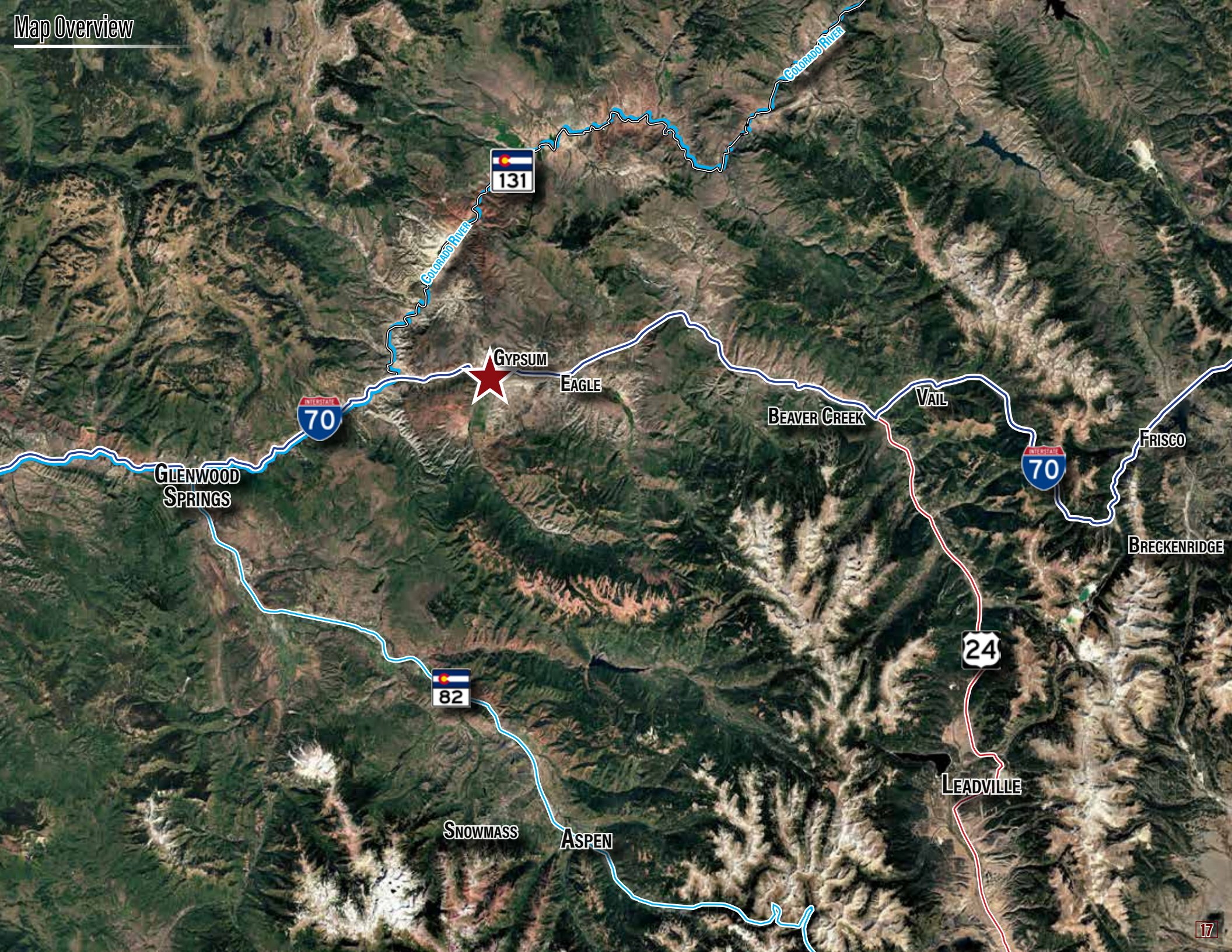


Elevation  
6,334 Ft

Home of the Eagle Valley Devils

Location Overview

Map Overview



GLENWOOD SPRINGS

70

131

GYPSUM

EAGLE

BEAVER CREEK

VAIL

70

FRISCO

BRECKENRIDGE

24

LEADVILLE

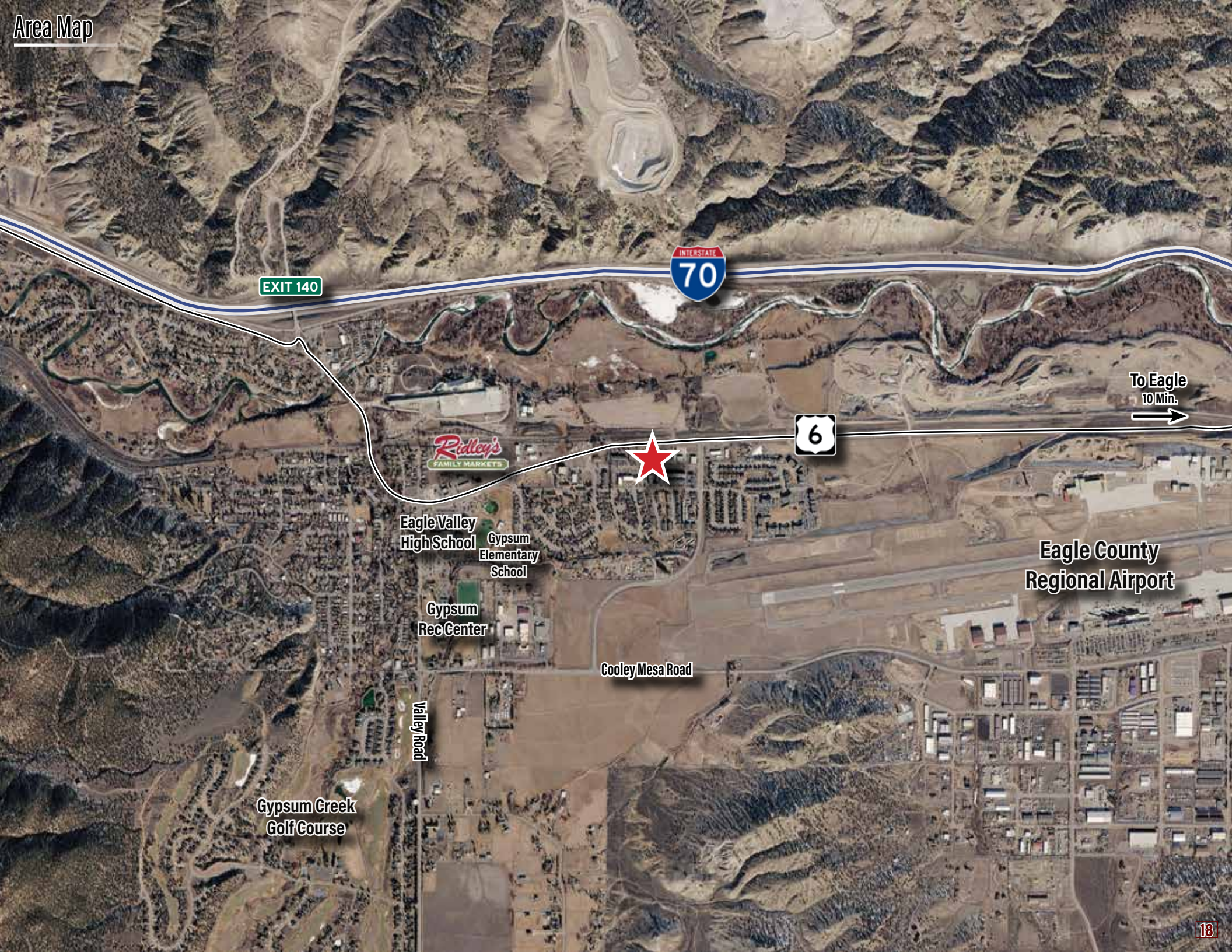
SNOWMASS

ASPEN

COLORADO RIVER

COLORADO RIVER

Area Map



EXIT 140

INTERSTATE  
70

6

To Eagle  
10 Min.

Ridley's  
FAMILY MARKETS

Eagle Valley  
High School

Gypsum  
Elementary  
School

Gypsum  
Rec Center

Cooley Mesa Road

Valley Road

Gypsum Creek  
Golf Course

Eagle County  
Regional Airport



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