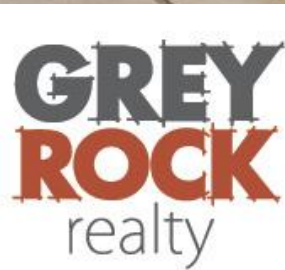




ROBOTICS **BLS** ELECTRICAL

GIFT STORE
CLOSING SALE

422 MAIN ST
WINDSOR, CO 80550



FOR SALE

SALE PRICE: \$1,200,000

BL
ELECTRICAL

422 MAIN ST
WINDSOR, CO 80550
870-822-5001
WWW.BLSBL.COM

Property Information

Year Built • 1899

Construction • Masonry

Zoned • CBD (Central Business District)

Parking • Street and Back of Property

Size • First Floor: Approx. 3,974 SF
• Basement: Approx. 1,849 SF
• All room dimensions, including square footage data, are approximate and must be verified by the buyer.

Loading • Rear Loading
• 10ft OHD

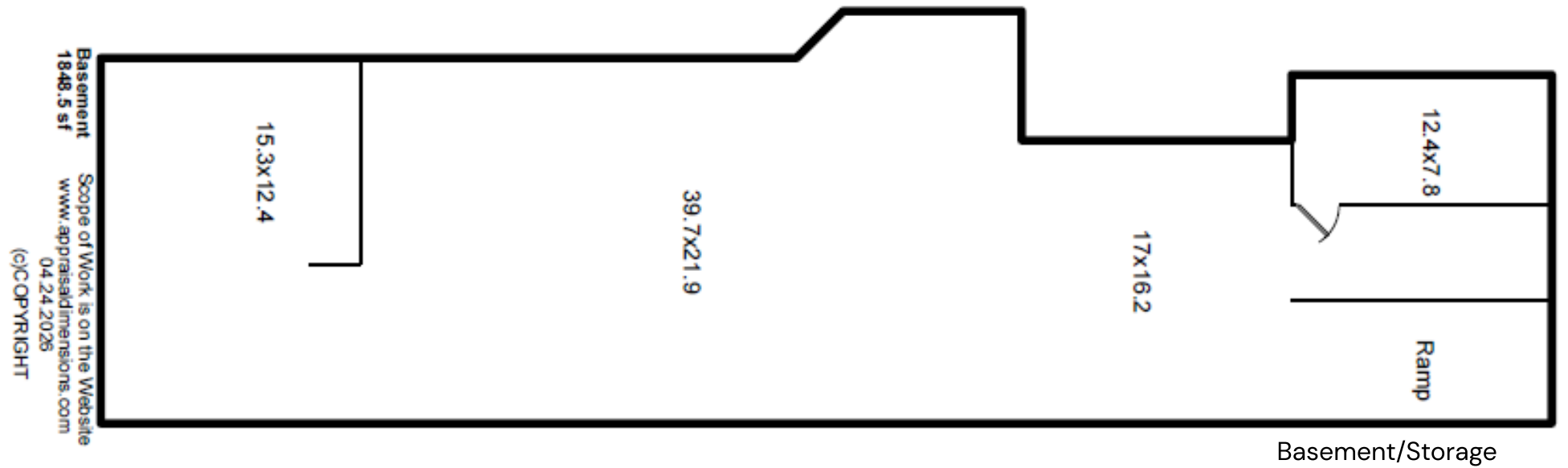
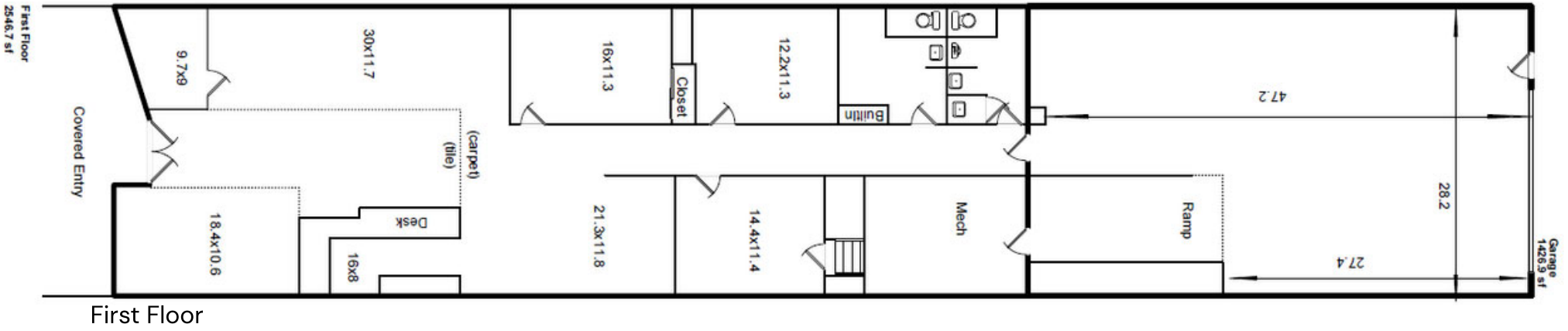
Price • \$1,200,000

Situated in the heart of downtown Windsor, 422 Main St features 3,974 SF of flexible office, warehouse, or retail space, plus 1,849 SF of additional basement storage. Ideal for a wide range of business uses.



Floor Plan

The square footage was recently acquired by Appraisal Dimensions. All dimensions are approximate and must be verified by the buyer.





Property Photos





Property Photos





Windsor Lake

422 Main St

**GREY
ROCK**
realty

Demographics

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Main St	5th St E	11,255	2025	0.06 mi
Main Street	3rd St E	14,794	2025	0.07 mi
Main St	3rd St E	15,747	2024	0.12 mi
257A	3rd St E	17,000	2019	0.12 mi
Main Street	6th St E	14,156	2025	0.16 mi
Main St	6th St E	14,385	2024	0.17 mi
7th Street	Main St S	7,724	2025	0.22 mi
7th St	Main St S	7,774	2024	0.22 mi
7th Street	Locust St N	7,578	2025	0.24 mi
Walnut St	2nd St E	2,193	2024	0.24 mi

Households

	2 miles	5 miles	10 miles
2020 Households	6,799	17,053	85,366
2025 Households	7,706	21,291	94,614
2030 Household Projection	8,516	23,561	101,259
Annual Growth 2020-2025	3.1%	5.3%	2.9%
Annual Growth 2025-2030	2.1%	2.1%	1.4%
Owner Occupied Households	6,330	19,394	71,732
Renter Occupied Households	2,186	4,167	29,527
Avg Household Size	2.7	2.8	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$303M	\$951.4M	\$3.7B

Population

	2 miles	5 miles	10 miles
2020 Population	18,695	48,506	221,965
2025 Population	21,113	60,821	247,225
2030 Population Projection	23,270	67,213	264,641
Annual Growth 2020-2025	2.6%	5.1%	2.3%
Annual Growth 2025-2030	2.0%	2.1%	1.4%
Median Age	38.5	38.3	38.6
Bachelor's Degree or Higher	39%	49%	45%
U.S. Armed Forces	3	52	402

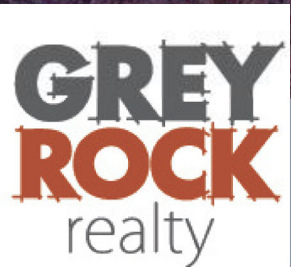


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Highlights

- Adjacent to Boardwalk Park and Windsor Lake
- In the heart of the Windsor business district with thriving dining and entertainment with easy access to shops, restaurants, parks, and nearby amenities
- Within Town of Windsor's Downtown Development Authority
- Resources for all business's
- Growing residential and employment areas



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DISCLAIMER: THE INFORMATION CONTAINED IN THIS OFFERING HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE; HOWEVER, THE ACCURACY CANNOT BE GUARANTEED. ALL POTENTIAL BUYERS AND/OR TENANTS ARE HEREBY ADVISED TO PERFORM THEIR OWN DUE DILIGENCE AND INDEPENDENTLY VERIFY ALL OF THE INFORMATION SET FORTH HEREIN