



242 7th Avenue, Ouray, CO 81427

\$949,000

242 7th Avenue

Historic Ouray Commercial Building with Flexible C-1 Zoning, 5213sf & Unmatched Mountain Town Vibe



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Listing Added: Today

Listing Updated: Today



Details

Asking Price	\$949,000	Property Type	Retail
Investment Type	Net Lease	Class	B
Tenant Credit	Credit Rated	Tenancy	Single
Square Footage	5,213	Year Built	1900
Zoning	C-1	Lot Size (SqFt)	0
APN	R006331	Ground Lease	No

Marketing Description

Positioned for flexibility, scale, and long-term value, 280 7th Avenue offers a rare opportunity to secure a substantial commercial property in the heart of Ouray, Colorado—one of the most recognizable and sought-after mountain towns in the San Juan Mountains. Large commercial square footage is increasingly difficult to find in small mountain communities, making this property especially compelling for an owner-user, investor, or business operator looking for room to grow.

Located within Ouray’s C-1 Commercial District, the zoning is intended to encompass the City’s commercial business district and accommodate retail, office, service-based businesses, residential uses, and institutional uses consistent with a traditional downtown business district. That flexibility creates a strong foundation for a wide range of possibilities, including professional office, medical, showroom, retail warehouse, restaurant, bar/lounge, light manufacturing, mixed-use, or other commercial concepts, subject to applicable approvals and buyer due diligence.

Ouray’s economy is powered by a unique blend of year-round tourism, outdoor recreation, local services, and destination-based business demand. Known as the “Switzerland of America,” Ouray draws visitors for its hot springs, hiking, waterfalls, Jeep and off-road trails, ice climbing, scenic drives, historic downtown, and unmatched mountain setting. This natural beauty is not just the backdrop—it is an economic driver that supports local businesses serving both residents and visitors.

The property’s functional commercial layout, utility infrastructure, and adaptable building features create an ideal platform for immediate use, expansion, or future repositioning. With public sewer, electric, natural gas, water service, and single-phase power identified, along with general office/commercial/mixed-use features, the property offers the practical backbone businesses need in a market where flexible commercial space is limited.

Whether your vision is to establish a headquarters, expand an existing operation, create a destination retail or service-based business, or hold a flexible commercial asset in a supply-constrained mountain market, 280 7th Avenue delivers the scale, zoning, infrastructure, and location that are hard to duplicate.

280 7th Avenue is more than a building—it is a foothold in one of Colorado’s most beautiful, resilient, and opportunity-rich mountain communities.

The property is currently divided into two units. The office space is currently listed for lease and is vacant. The second unit is occupied month to month by Ouray Mountain Guides and the rent is \$500 per month plus utilities and property taxes. The two units used to be one large retail space and could easily be opened back up to accommodate a large user.



Investment Highlights

Rare Large-Format Commercial Building in a Mountain Market

Substantial commercial square footage is increasingly difficult to find in Ouray, making this a standout opportunity for an owner-user, investor, hospitality concept, mixed-use operator, or long-term hold.

Prime Ouray Location with Strong Visibility

Positioned in one of Colorado's most iconic mountain towns, the property benefits from year-round tourism, walkable downtown traffic, and proximity to lodging, dining, retail, recreation, and the Million Dollar Highway corridor.

Flexible C-1 Zoning

C-1 zoning allows for a wide range of commercial uses, creating multiple paths for occupancy, repositioning, leasing, or future redevelopment depending on buyer vision and municipal approvals.

Historic Character with Strong Architectural Presence

The brick and stone exterior, arched windows, mountain backdrop, and classic commercial façade give the building a memorable identity that is hard to replicate in today's construction environment.

Multiple Income and Use Strategies

The property lends itself to a variety of potential uses, including retail, office, gallery, restaurant, professional services, hospitality support, experiential retail, wellness, events, or a mixed-use concept.

Tourism-Driven Economic Base

Ouray's economy is supported by outdoor recreation, tourism, lodging, restaurants, Jeeping, hiking, climbing, hot springs, ice climbing, and access to the San Juan Mountains.

Value-Add Potential

A buyer may have the opportunity to enhance the property through improved signage, updated interiors, tenant repositioning, stronger branding, expanded leasing strategy, or adaptive reuse.

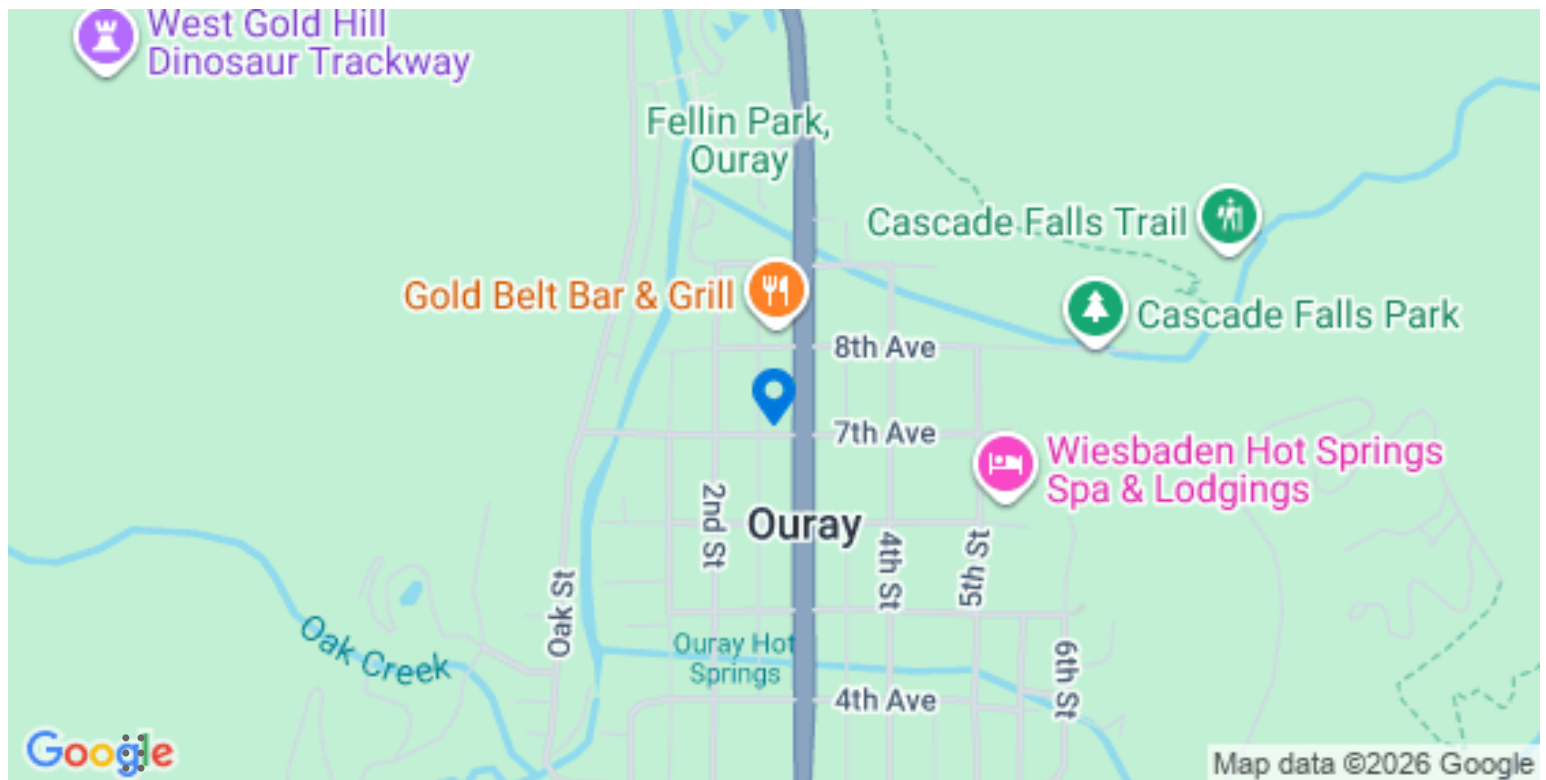
Irreplaceable Setting

Few commercial assets offer this combination of historic architecture, mountain views, walkability, and downtown presence in a supply-constrained Colorado mountain town.

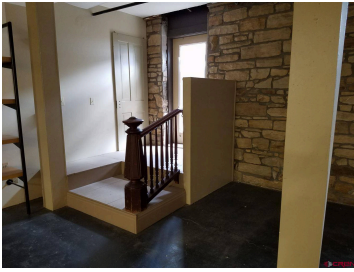
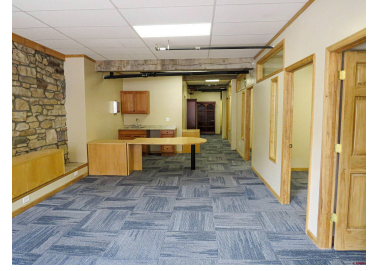
Owner-User or Investor Appeal

The property may appeal to buyers seeking to operate their own business, house multiple tenants, create a destination commercial concept, or secure a legacy asset in one of Western Colorado's most recognizable communities.

Location (1 Location)



Property Photos (9 photos)



Demographic Insights

