



TURNKEY RETAIL BUSINESS & INCOME PROPERTY FOR SALE

137 CR 67A, RED FEATHER LAKES, COLORADO 80545

PRICE FOR BOTH BUSINESS AND REAL ESTATE

\$1,650,000 (PRICED "AS-IS")

TOURS BY APPOINTMENT WITH LISTING BROKERS ONLY

PROPERTY OVERVIEW

Located in the heart of Red Feather Lakes, this unique mixed-use investment opportunity combines a long-standing grocery business, multiple residential units, and additional income-producing structures—all on a 1.43 acre site.

This is a rare chance to own a community staple with built-in revenue streams and upside potential.

INVESTMENT HIGHLIGHTS

- Established grocery store with year-round sales
- Multiple income streams from retail, residential, and ancillary tenants
- On-site fuel tanks for added business potential
- Four residential units providing stable rental income
- Liquor license to be transferred with sale (beer & liquor)
- Opportunity to increase below-market rents
- Rural destination with loyal customer base plus tourist income sales



GENERAL PROPERTY INFORMATION

The Real Estate and the Red Feather Super Market Business are for sale and cannot be purchased separately.

There are four buildings on the property occupied by:

- Red Feather Super Market
- Residential Tenants on Month-to-Month leases
- Smiley's Rock Shop
- Mountain Morsels

Water: well water (permit number: 292889)

Sewer: septic system

Heat: baseboard heat (Apartments only)

RED FEATHER SUPER MARKET

- Approximately 3,300 Square Foot Building
- Walk-in freezer
- Built in 1969 | Wood frame construction with metal roof
- HVAC service throughout
- Large dry storage area
- Three-compartment sink + mop sink
- ADA accessible
- Security system with interior & exterior cameras
- Weekly deliveries
- Groceries & food
- Clothing
- Household goods
- Bait & tackle
- Liquor license (beer & spirits)
- (4) packaged ice machines in front of market (vendor-owned)
- Large propane tank for propane resale

FUEL SYSTEM

- Four 500 gallon above-ground fuel storage tanks piped to two separate pumps
- (1) Diesel fuel
- (3) Gasoline / Regular grade

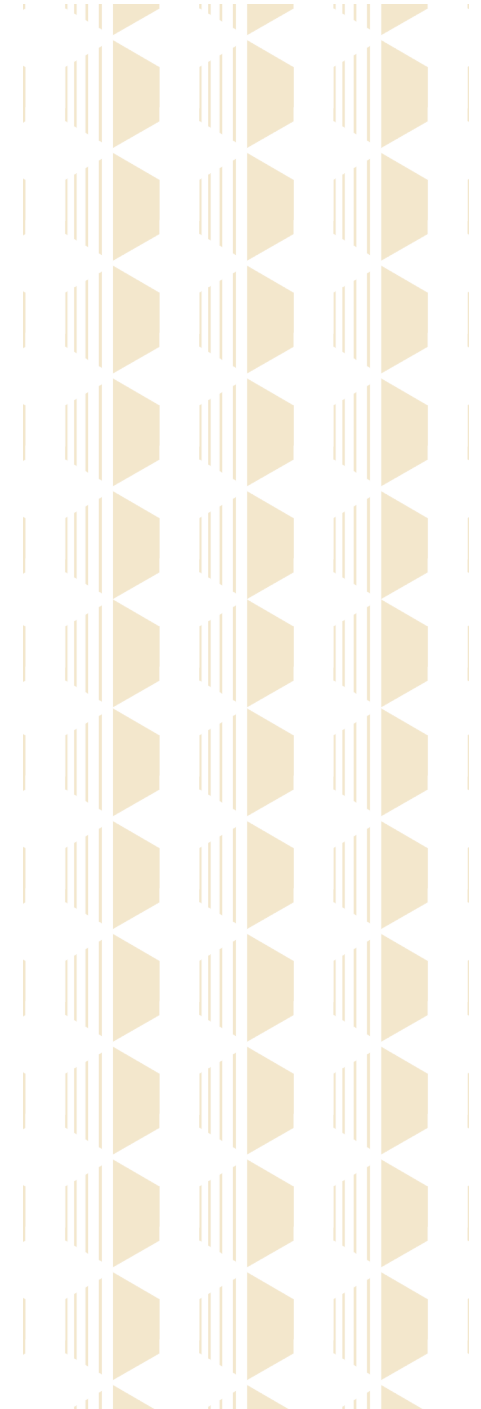
RESIDENTIAL BUILDING

4 Units | Approx. 2,760 SF | Two-Story Building

- (2) Two-bedroom units
- (2) One-bedroom units

Current Rents:

- Below market rates
- All units are on month-to-month lease terms



RESIDENTIAL BUILDING FEATURES

- Baseboard heat
- Electric stoves
- Laminate flooring
- Mountain views
- Short walk to West Lake and others
- Numerous hiking trails nearby
- Rents below market
- Strong tenant stability (local workforce)

SMILEY'S ROCK SHOP

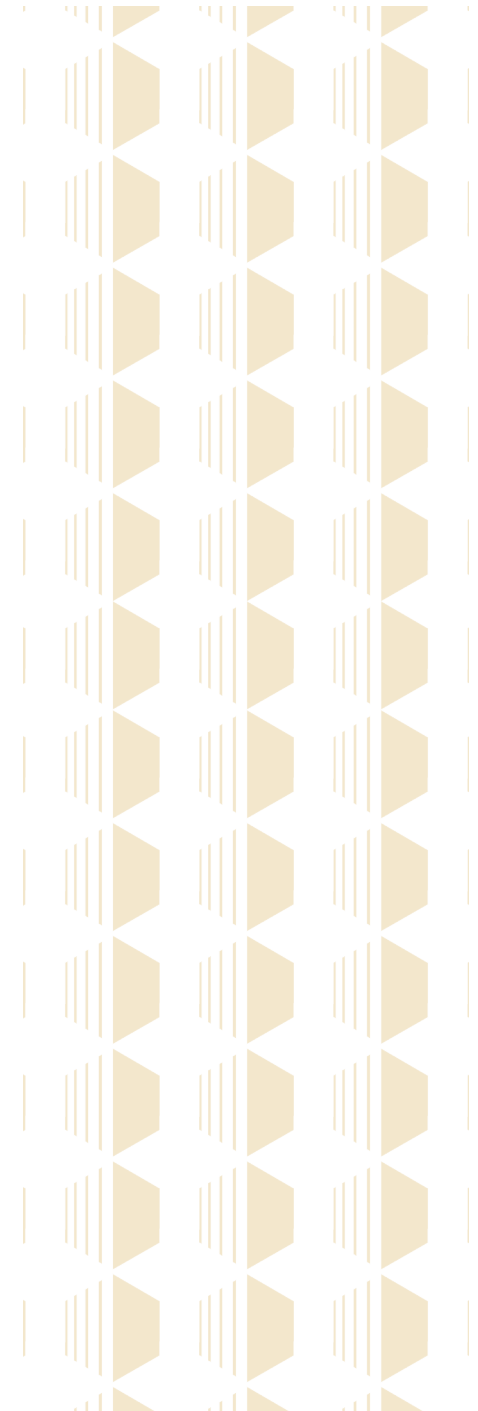
- Approx. 600 SF
- Leased to retail tenant
- Rent: Month-to-Month
- No heat or restroom

MOUNTAIN MORSELS

- Weekend & summer operation
- Rent: Rent: Month-to-Month

ATM MACHINE

- Revenue share income
- Contract in place



INFRASTRUCTURE & UTILITIES

Water System

- Private well (Permit #292889)
- Advanced filtration system:
- Flex 2 system (installed within last year)
- Additional tanks (3-4 years old)
- Inspected weekly

Septic System

- Leach field on west side
- Recently serviced
- (3) access manholes

Connectivity

- Starlink internet
- Satellite services available

ADDITIONAL NOTES

- Property held by current ownership for 8 years
- Grocery store restroom is not for public use
- Tenants do not have access to washer/dryer

OPPORTUNITY

This property offers a compelling blend of lifestyle, business ownership, and investment income with great up-side potential in a scenic mountain setting. Ideal for an owner-operator, investor, or entrepreneur looking to expand or modernize operations.









INCOME PRODUCING ASSET WITH MOUNTAIN VIEWS

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