

# 529 Main Street, Windsor

1,382 SF Building

Weld County, CO

\$1,300,000



# 529 Main Street, Windsor

LOT SIZE  
+/- 12,500 SF

BUILDING SIZE  
+/- 1,382 SF

PRICE  
\$1,300,000

COUNTY  
Weld County



*Presented by*



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## Property Summary

Located at the high-traffic corner of Main Street and 6th Street in downtown Windsor, 529 Main St. offers a prime opportunity for investors or owner-operators. The property includes 1,382+ square feet of retail space on a rare 12,500 SF double lot, ideal for immediate use or future development. With flexible zoning and excellent visibility, potential uses range from retail use to a drive-thru restaurant, or a multi-use redevelopment.

## Building Lot

Located in the central business district and the Downtown Development area, this commercially zoned property includes a massive 12,500 SF double lot with two 6th St. entrances. Downtown Windsor offers shopping, dining, professional business, parks and recreation and a target rich environment for various business types. With over 12,000 vehicles passing by this location daily, this location offers tremendous branding opportunities and street presence. The property currently has one permanent single story building, a front parking lot and a rear gated parking lot.

## Improvements

The existing stucco building at 529 Main St. offers approximately 1,382 square feet of retail space, currently leased to a bridal dress shop with the lease set to expire within the year—presenting an ideal opportunity for a new owner to re-tenant or repurpose the space. The building includes a retail counter, inside entry restroom, outside entry restroom, utility room, office nook, and retail showroom space. Convenient parking is available along Main St., 6th St., and Walnut St., with optional off-street parking located on the south portion of the lot, which can accommodate future uses with or without a drive-thru component. The property has been well-maintained, with key updates including a new roof in 2009, fresh interior and exterior paint in 2022, and a new HVAC unit installed in 2023. With flexible use potential, the space is well-positioned for conversion into a restaurant or other commercial use, including the possibility of adding a drive-thru window—subject to required city and state approvals.

\*Source of Building SF: [www.appraisaldimensions.com](http://www.appraisaldimensions.com)





## Recreation

Downtown Windsor, CO, offers a charming mix of recreational activities perfect for all ages. Stroll along the scenic Windsor Lake, where you can enjoy paddleboarding, kayaking, or a relaxing picnic by the water. The area is dotted with unique shops, cozy cafes, and local breweries, making it a great spot for leisurely exploration. For those seeking more activity, Boardwalk Park hosts community events, live music, and a playground for family fun. Whether you're into outdoor adventures or simply soaking up small-town charm, downtown Windsor has something for everyone.

## Location

Windsor, Colorado, is a charming town nestled between the Rocky Mountains and the Great Plains, offering a blend of small-town charm and modern amenities. The area boasts a variety of parks, trails, and open spaces, including the scenic Windsor Lake, perfect for boating, fishing, and paddle-boarding. The town also features a vibrant downtown area with local shops, restaurants, and community events, creating a welcoming atmosphere for residents and visitors alike. With a semi-arid climate, Windsor enjoys sunny summers, crisp autumns, and snowy winters, making it ideal for year-round outdoor activities like hiking, biking, and even ice skating in the colder months.

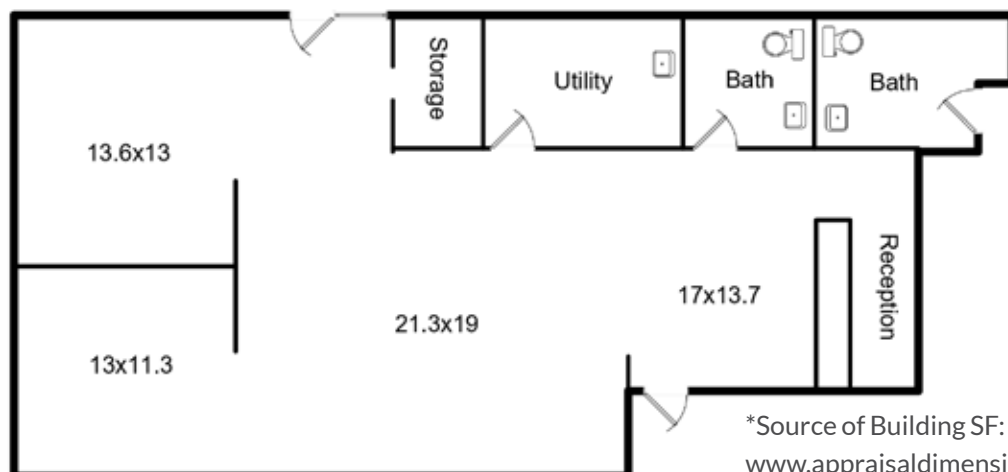
## General Information

The current retail business in this location is not for sale, but has been in this space as a tenant for 3 years. Contact Town of Windsor Planning Department for potential re-development uses. Previously this location was used as a service station, and underground tanks have been removed. The current property owners have letters from the Colorado state environmental board including Phase 1 study reports with clear status from 1999.



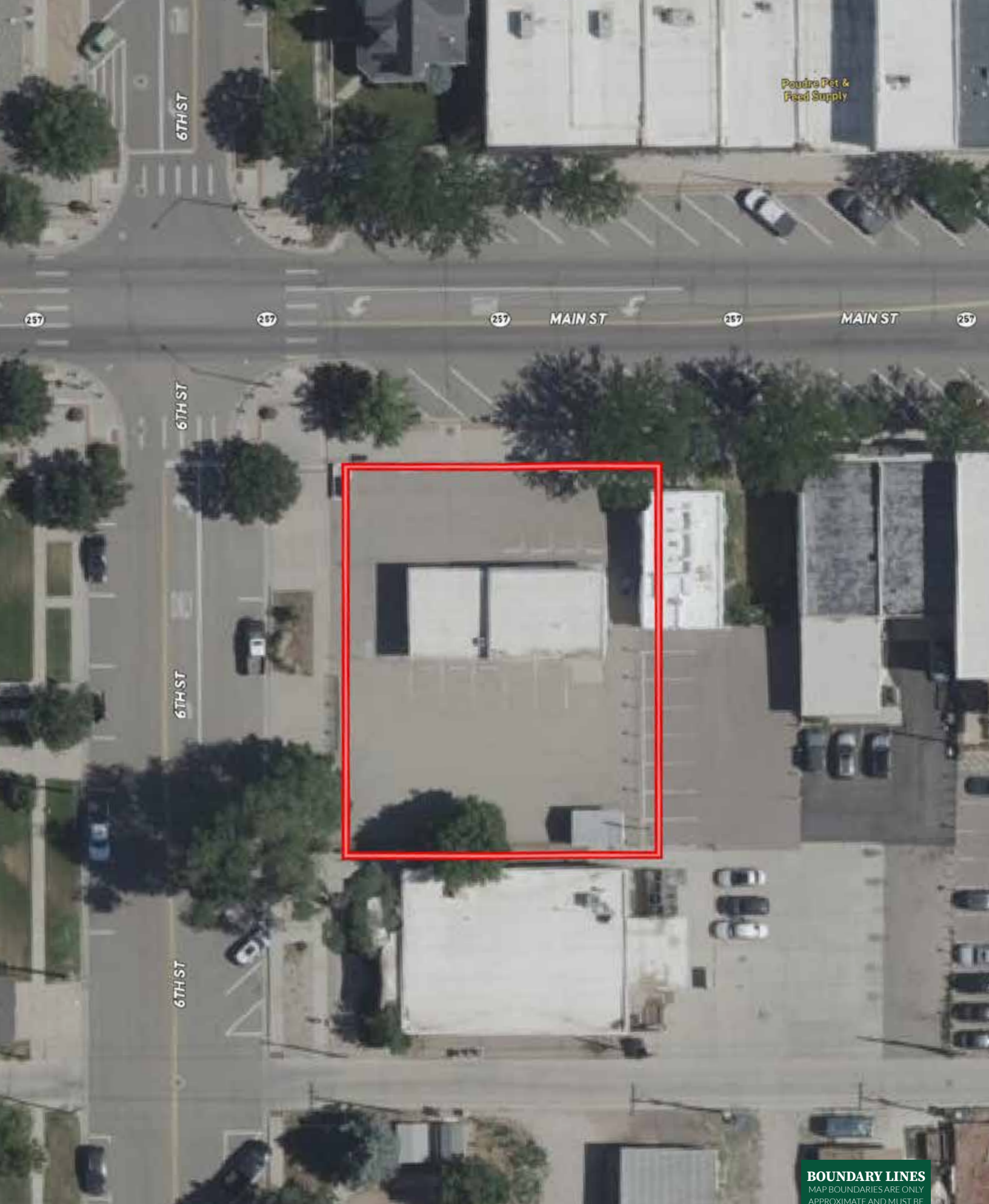


Existing Floorplan: 1,382 SF



\*Source of Building SF:  
[www.appraisaldimensions.com](http://www.appraisaldimensions.com)





Poudre Pet & Feed Supply

6TH ST

257

257

257

MAIN ST

257


MAIN ST

257

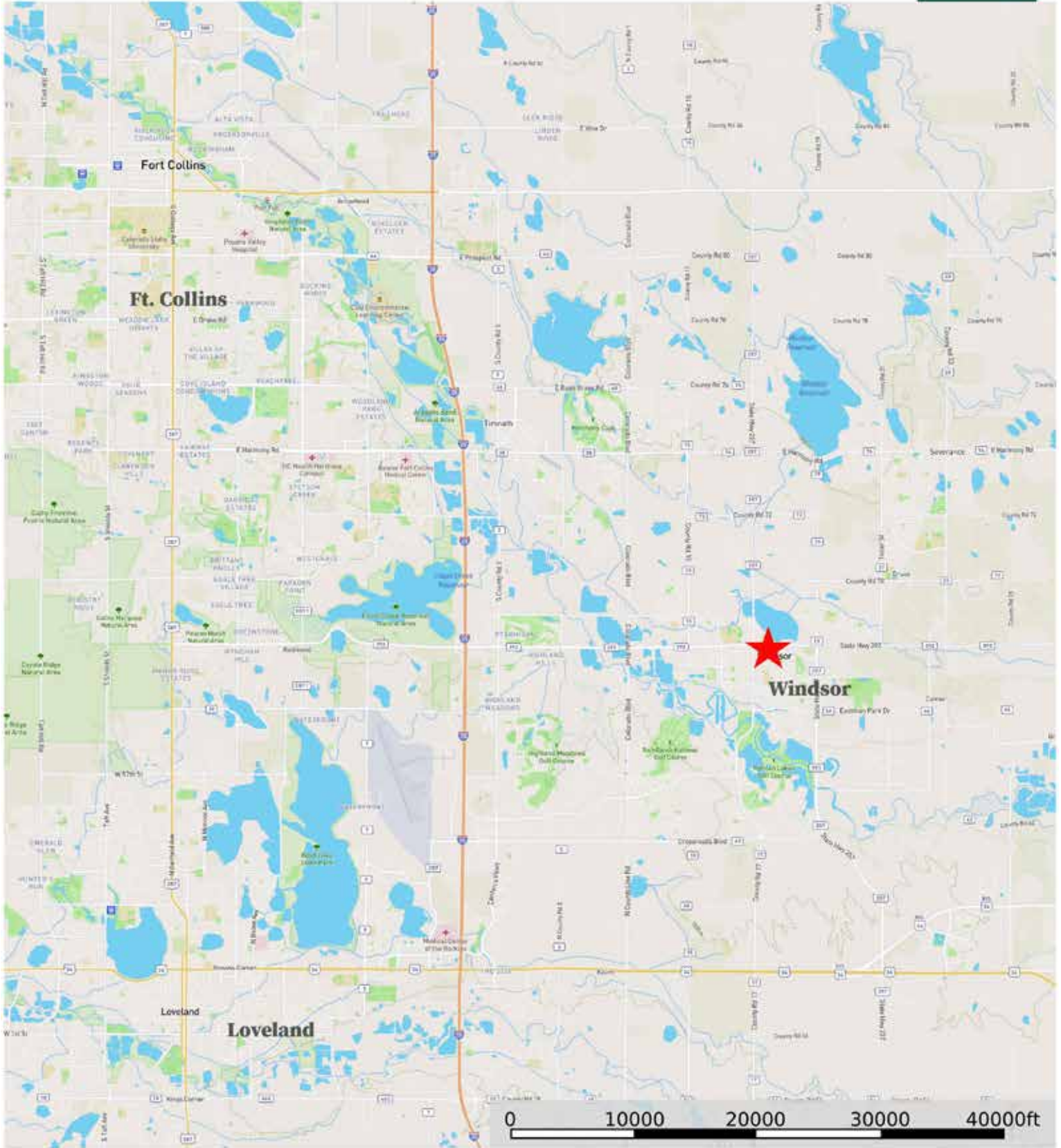
6TH ST

6TH ST

6TH ST

 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



Boundary

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501 Main St.



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# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser’s ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.


**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.”



*“The service you get transcends anything I’ve ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody”*

*- RICK STEINER, SELLER/BUYER*

Scan to see more testimonials 



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OUTDOORS.<sup>®</sup>  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*<sup>®</sup>**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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