

Scot's Sporting Goods

0.38 Acres

Larimer County, CO

\$1,095,000



HAYDEN  OUTDOORS.

Scot's Sporting Goods

TOTAL ACRES:

0.38

PRICE:

\$1,095,000

COUNTY:

Larimer County

CLOSEST TOWN:

Estes Park, CO

Land Details:

Address: 870 Moraine Ave , Estes Park , Colorado 80517, USA

Total Acres: 0.38

Zoning: CO (Commercial Outlying)

Elevation: 7500

Include Business?: Yes

Source of lot size: Assessor/Tax Data

About This Property

Scot's Sporting Goods, a family-owned business since 1971, is now available for purchase! This versatile commercial space is perfect for retail, tourism-related businesses, or those seeking to continue the legacy of Scot's Sporting Goods. Whether you are looking to expand an existing business or start a new venture, this location offers the space and potential to make your vision a reality.

Land

0.38-acre lot, complete with a spacious parking lot located at the front of the building. Additionally, there is overflow parking available at the rear, situated at the basement level for easy access and convenience.

Improvements

This versatile 8,000 SqFt multi-use building offers a variety of possibilities for businesses seeking flexible space. The property includes two retail spaces at the street level, a 650 SqFt space and a larger 1,950 SqFt retail area. 1,800 SqFt basement inventory storage and office space. Mixed-use 3,600 SqFt of adaptable space.

Location

Scot's is located on the south side of hwy 36, just east of Mary's Lake Road. Less than 2 miles from the Beaver Meadows entrance to Rocky Mountain National Park. This location has great exposure to the 4+ million RMNP visitors every year.

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 Boundary

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






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FARM, RANCH & RECREATIONAL REAL ESTATE



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