



INVEST IN THE MOUNTAIN LIFESTYLE  
507-525 RED LADY AVENUE & 717 6th STREET  
CRESTED BUTTE, CO 81224



PROPERTY HIGHLIGHTS

- Strong rental history with diverse mix of quality long-term tenants.
- Prime, highly visible location.
- Three anchor properties include the town’s only grocery store, only movie theater and one of two US Post Office.
- Excellent Parking.
- Situated on highly traveled free local bus route.
- Outstanding views of Crested Butte Mountain.
- Priced to sell well below replacement cost.
- Flexible Condominium Ownership Structure
- Controlling interest in HOA
- Significant upside potential

Sale Price: \$5,995,000  
 Total Space: 20,193 SF Gross Leasable Area  
 Properties Include:  
 Portfolio includes 15 distinct condominium units

Property Website  
[Roscoeportfolio.com](http://Roscoeportfolio.com)

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# COMMERCIAL PORTFOLIO FOR SALE

507-525 RED LADY AVENUE & 717 6th STREET  
CRESTED BUTTE, CO 81224



## PROPERTY INFORMATION



### CORE COMMERCIAL

Unit A: Florist  
Unit B: Home Electronics

Prime retail space with highly visible frontage on high traffic parking lot with multi-year leases to solid local tenants.



### RESIDENTIAL APARTMENTS

Six Residential Apartments

Spacious one bedroom, one bath rental apartments on 2nd floor with reserved parking. Local rental housing demand is extremely strong.



### PRIME RETAIL

Unit 110: Movie Theater  
Unit 129: Dental Office  
Unit 121: US Post Office  
Units 220-223: 2nd Floor Offices

Strong mix of local office, medical, and retail tenants and a federal government tenant, all with multi-year leases.

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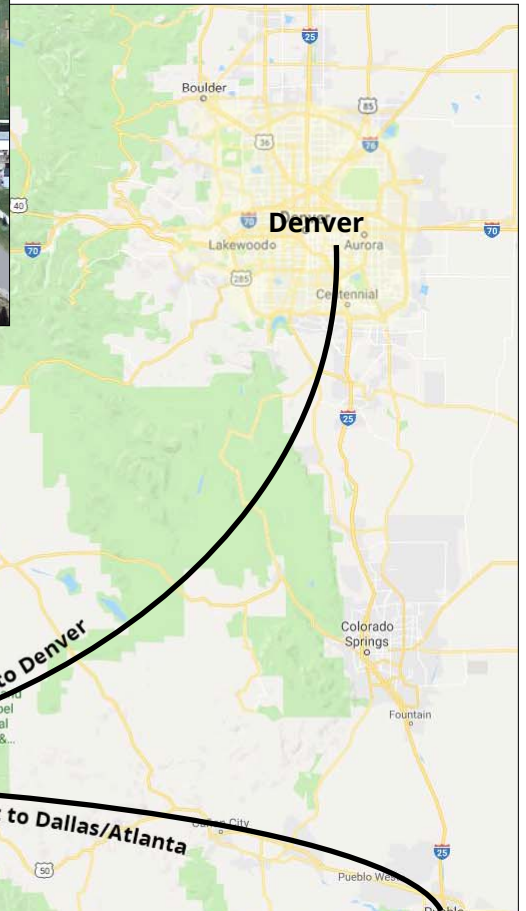
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## PROPERTY LOCATION



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