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REALTY

LC REAL ESTATE GROUP  
MINDFULLY CREATING COMMUNITY

**For Sale**

**Main Street Office & Land**

624 Main Street  
Windsor, CO 80550

**\$550,000 | \$349/SF**

**1,575 Total SF | 0.218 Acres**

**Central Business District (CB) Zoning**





## 624 Main Street, Windsor, CO

**\$550,000 | 1,575 SF Total (\$349/SF) | 0.218 Acres**

LC Real Estate Group and Exp Realty are pleased present the opportunity to purchase a central business district zoned commercial property in Downtown Windsor, Colorado. Currently leased month-to-month to Mirrors Salon and Spa, this former residence has been fully converted to commercial use including a main floor ADA restroom, etc. Qualified purchasers will have the opportunity to negotiate the terms of a new lease with Mirrors or vacate the property for owner-user use at their discretion.

**Location Overview:** Located just off the corner of Main Street (Highway 392) and 7th Street (Highway 257 North), the property benefits from direct visibility with monument signage from Main Street while being walking distance to all downtown Windsor restaurants and amenities including Windsor Lake.

**Property Overview:** The property is an oversized 0.218 acre lot with access and private parking from the alley to the north while also having accessibility to a single car storage / garage with driveway access from Main Street.

**Layout:** The main floor of the property is approximately 949 s.f. and is generally an open concept from front to back with updated and modern finishes including LVP flooring and decorative accent lighting mixed with historic charm. The 646 s.f. second-floor features three generously sized private offices and a separate restroom.

**Zoning:** The property is zoned CB - Central Business District which provides a great deal of flexibility for development of a concentration of commercial, office, recreational, cultural, entertainment and governmental facilities serving as a center of community activity. Additionally, the property is located within the Downtown Alliance planning area and may qualify for future façade improvement programs or grants.



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# WINDSOR RETAIL/OFFICE

624 MAIN STREET  
WINDSOR, CO 80550







## WINDSOR RETAIL/OFFICE

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### PROPERTY OVERVIEW

Property Address	624 Main Street, Windsor, CO 80550
Finished SF	1,575 SF (949 Main Floor, 646 Second Floor)
Basement SF	None
Total SF	1,575 SF
Year of Construction   Remodel	1895   TBD
Heating System	TBD (Unknown Age)
Cooling System	Central Air Conditioner (Electric) (Unknown Age)
Roof	Composition Roof (Unknown Age)
Offices	Second floor three private offices
Bathroom	2 Total   One 1/2 ADA, One Full

### PROPERTY AMENITIES

Office Amenities	Open layout on main floor - currently used as a salon, but flexible for office or retail puposes. Second floor has tree large offices and private restroom
Office Finish	Main floor has Luxury Vinyl Flooring along with wood floors. Entire second floor has wood flooring
Yard	Oversized lot with private off-street parking with alley access and single car garage/storage building

### LAND OVERVIEW

Land Acres	0.218
Land SF	9,496



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### PROPERTY TAXES

County	Weld
Legal	WIN 22741 L13 BLK7
Parcel   Account Number	080716306004   R1415386
Mill Levy	95.406
Assessed Value   Actual Value	\$80,490   \$433,396
Current Year Tax Estimate	\$7,679.23 (2025)

### ZONING OVERVIEW

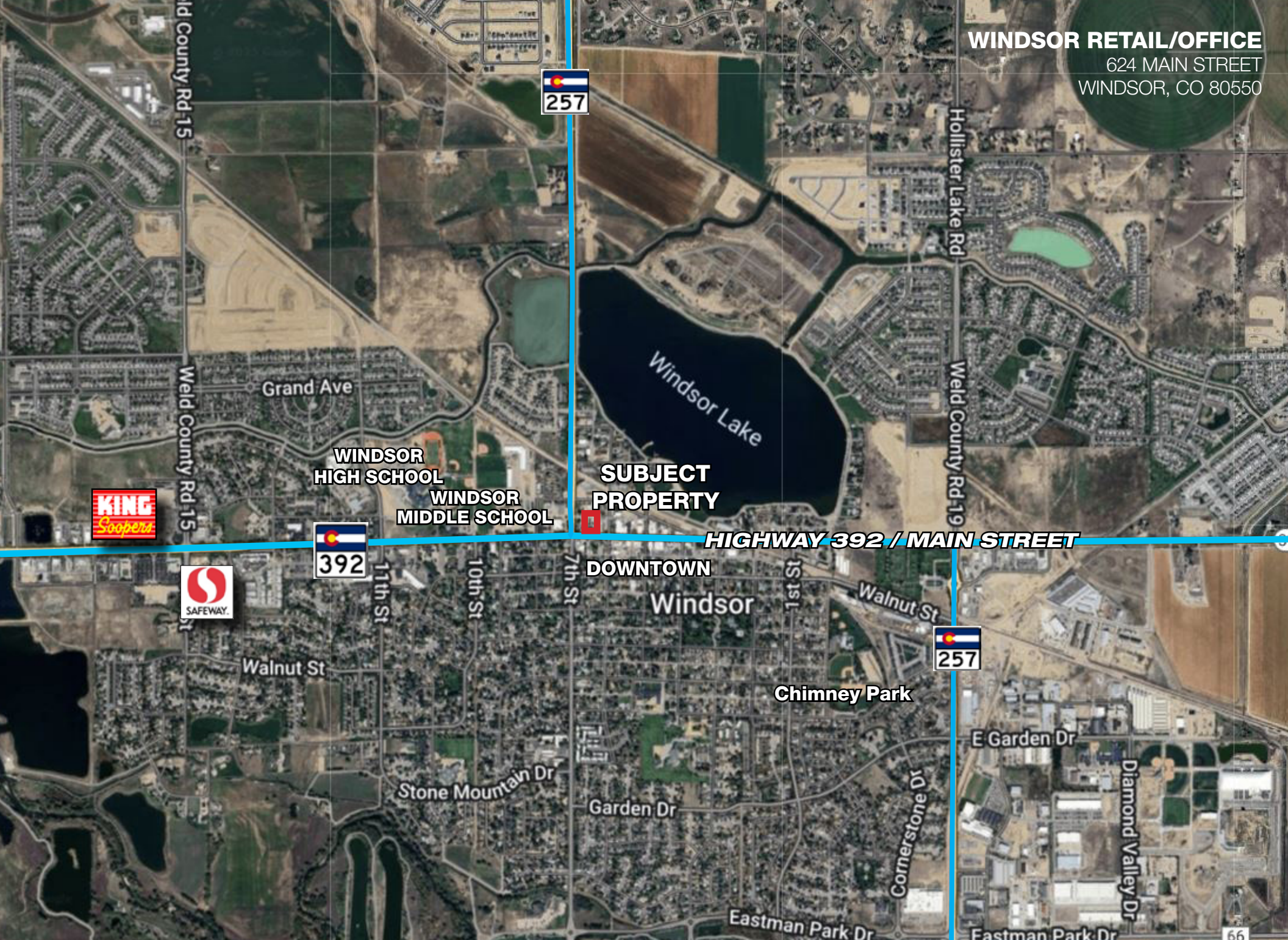
Zoning	Central Business District (CB)
Residential Uses	Permitted uses include single family, attached or detached residential, live/work, and short term rental
Commercial Uses	Barber and beauty shop, salon, fine art studio, bakery goods store, banks, bars/taverns/night clubs, bed & breakfast, fast food, lodging, massage, microbrewery/distillery with tap room, medical and dental clinics, offices, personal services, retail sales, restaurant.





## WINDSOR RETAIL/OFFICE

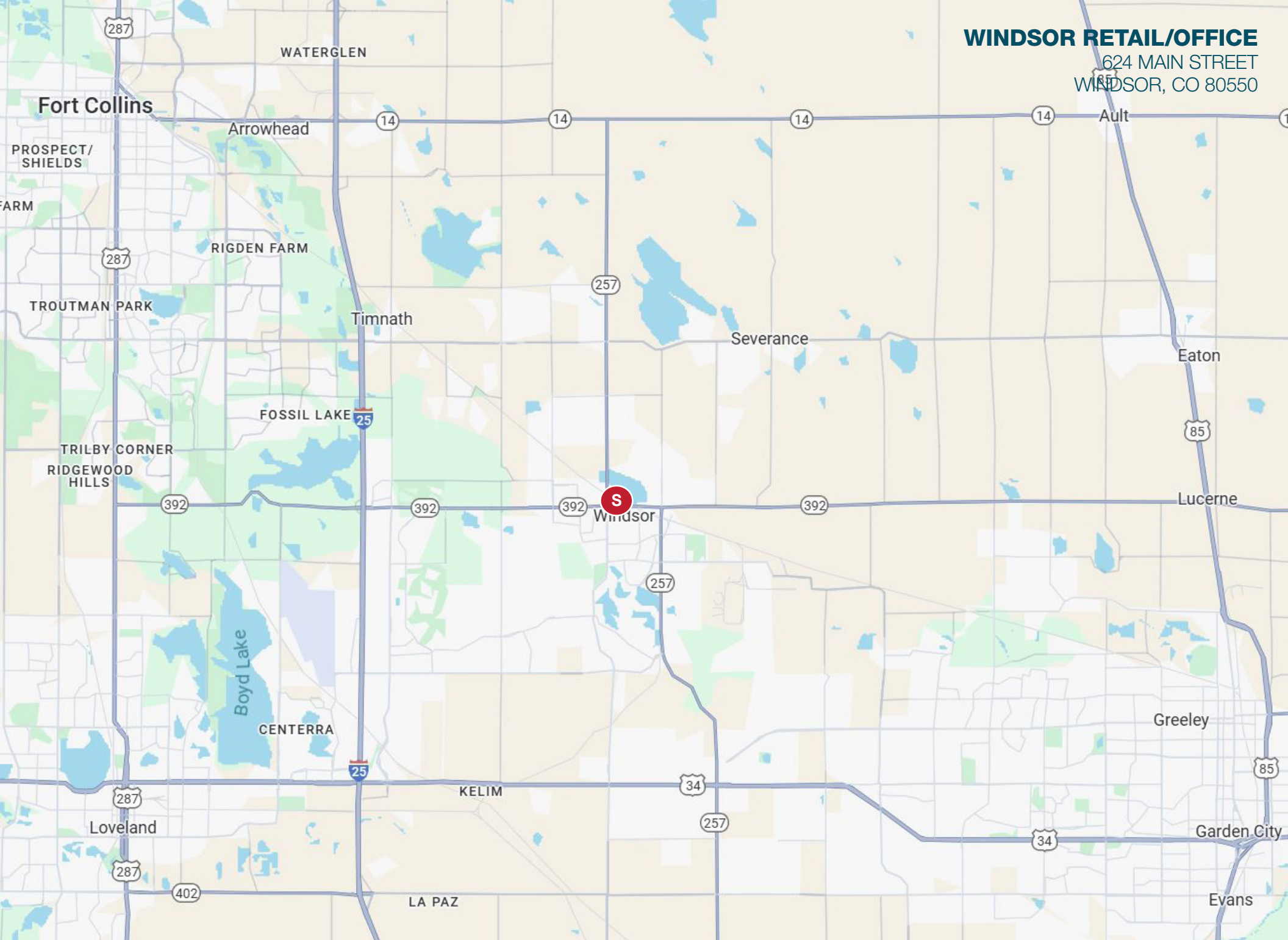
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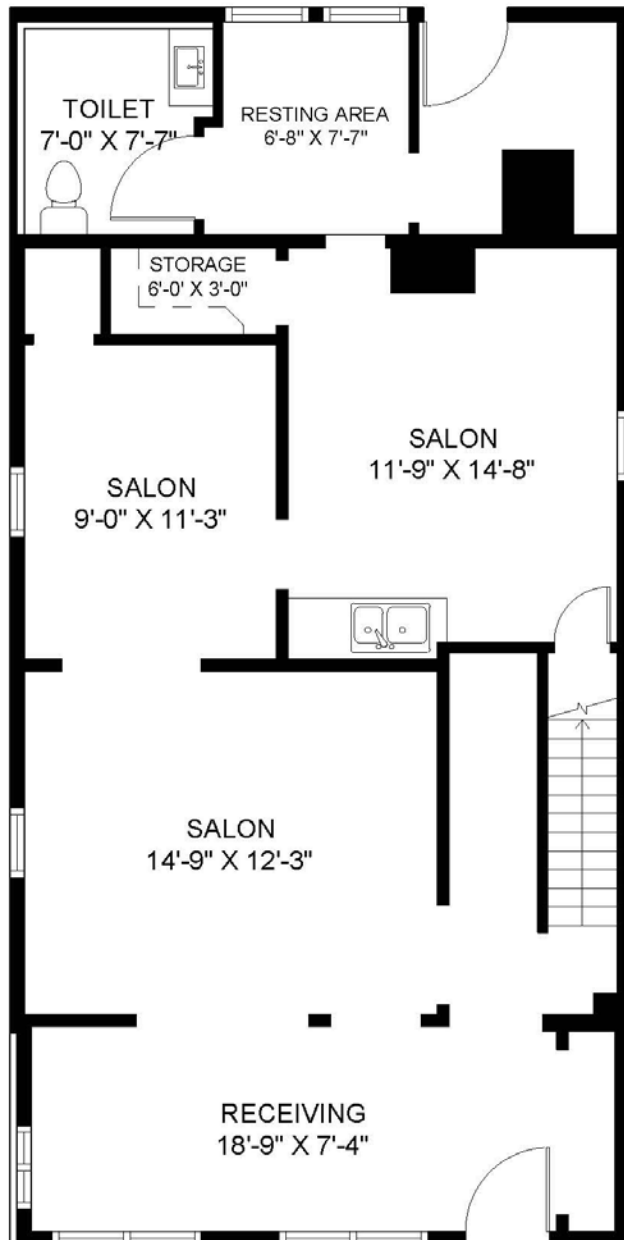




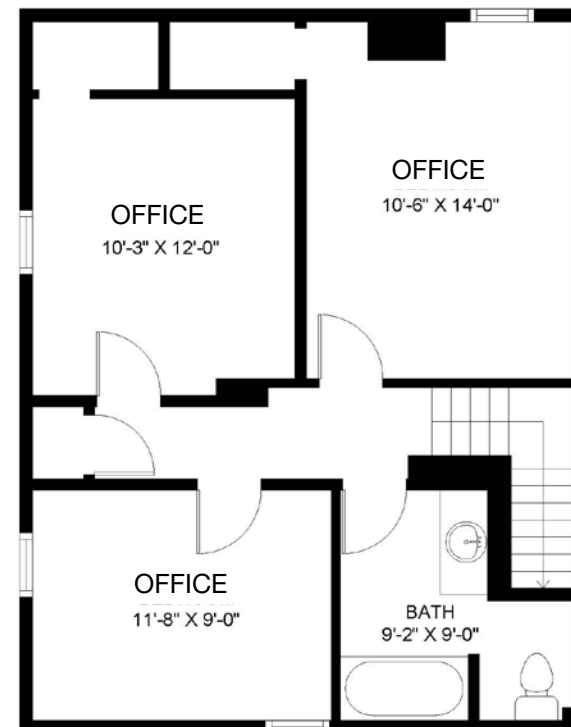
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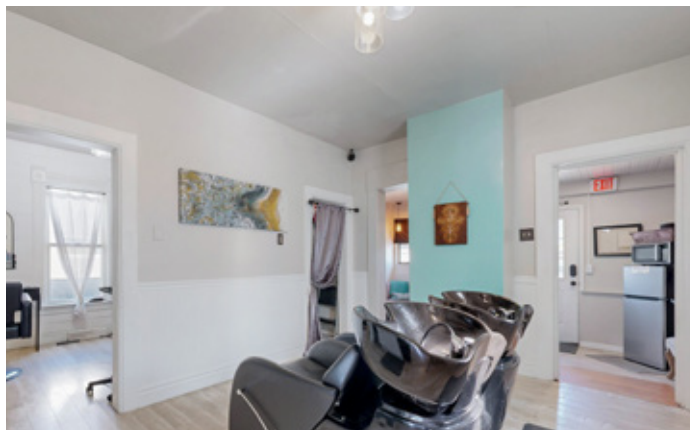
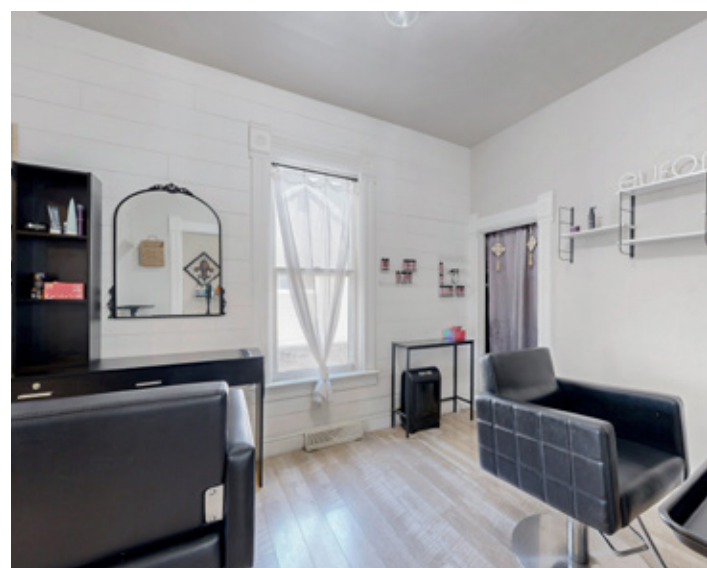
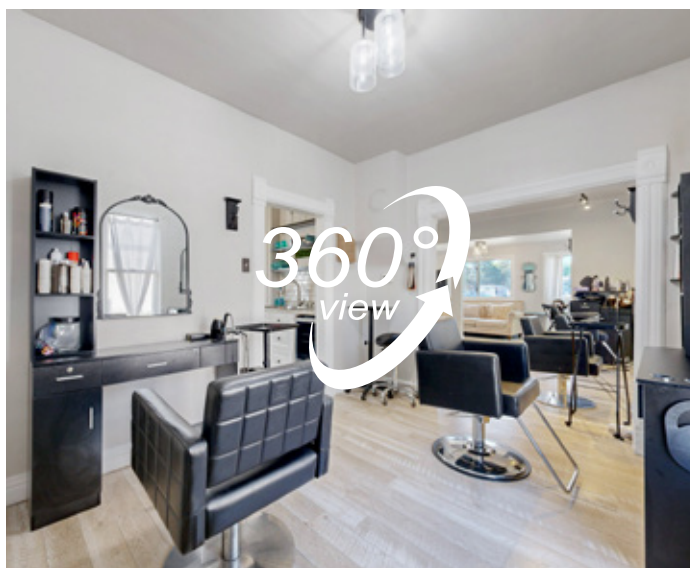


**MAIN FLOOR - 949 SF**

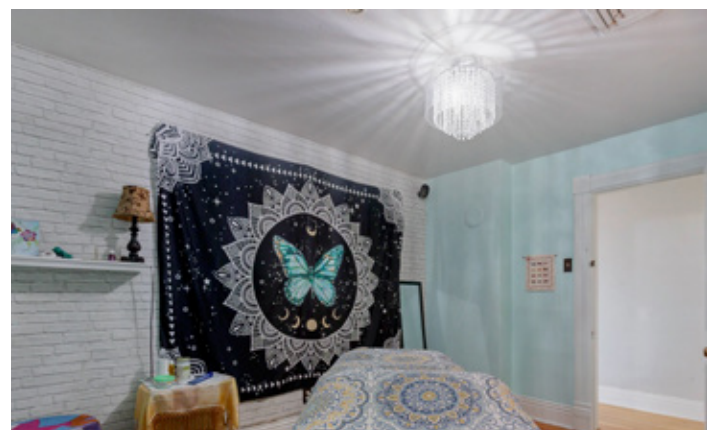
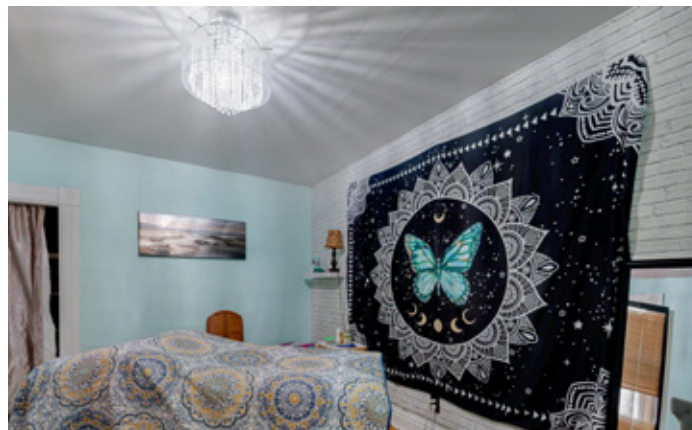
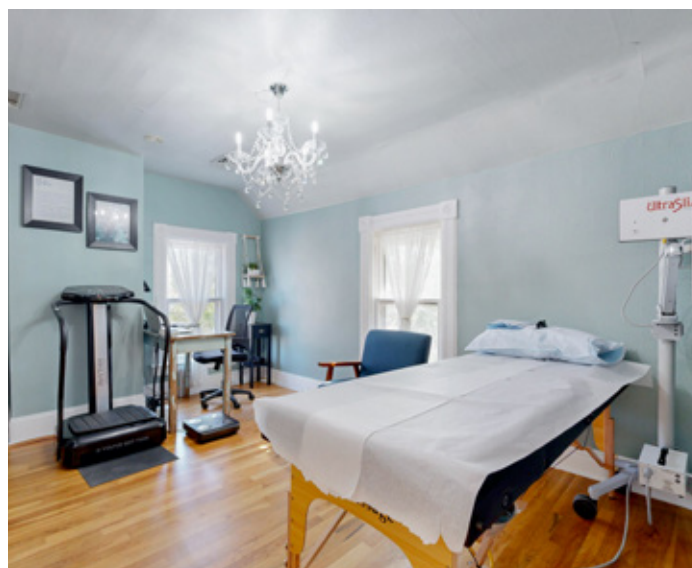


**SECOND FLOOR - 646 SF**



















# WINDSOR RETAIL/OFFICE

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## Windsor, Colorado

Exclusively Marketed For Sale By:



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### **Information Disclosure**

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