

exp  
REALTY

LC REAL ESTATE GROUP  
MINDFULLY CREATING COMMUNITY



**For Sale**

**Main Street  
Office/Residential**

620 Main Street, Windsor, CO 80550

**\$725,000 | \$349/SF**

**1,675 Total SF (130 SF Basement/Utility)**

**0.436 Acres**

**Central Business District (CB) Zoning**





## 620 Main Street, Windsor, CO

**\$725,000 | 1,675 SF Total (130 SF UF Basement) | (\$432/SF) | 0.436 Acres**

LC Real Estate Group and Exp Realty are pleased to present the opportunity to purchase a rare mixed-use zoned commercial property in Downtown Windsor, Colorado. The property is currently used as a successful VRBO rental house averaging \$3-4K/month in revenue, but has endless possibilities for a purchaser looking to live within walking distance of all downtown Windsor amenities or convert to retail or office uses.

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

**Property Overview:** The property is an oversized 0.436 acre “double” lot with access and private parking from the alley to the north with two garages and surplus land to build an accessory dwelling unit, redevelop and go vertical, or consider subdividing and selling or building on the second lot.

**Layout:** The main floor of the property is 1,545 s.f. with two bedrooms, and office/study, 2 bathrooms, large dining room, oversized living room and enclosed porch. The basement serves as a generous utility and laundry room. Recently remodeled with wood floor throughout the primary living areas, living room fireplace and modern appliances

**Zoning:** The property is zoned CBD (Central Business District) which provides a great deal of flexibility for residential, commercial, and/or retail uses. 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 RESIDENTIAL/OFFICE

620 MAIN STREET  
WINDSOR, CO 80550

PROPERTY OVERVIEW

Property Address	620 Main Street, Windsor, CO 80550
Finished SF	1,675 SF Total (1,545 Main Floor, 130 SF Basement/Utility)
Basement SF	Unfinished 130 SF
Total SF	1,545 SF
Year of Construction   Remodel	1916   TBD
Heating System	Forced air furnace (Unknown Age) Electric fireplace
Cooling System	Window units main floor
Roof	Composition Shingle (Unknown Age)
Rooms	Living, dining, kitchen, two bedrooms, study, utility room
Bathroom	2 Total   3/4 w/shower

PROPERTY AMENITIES

Property Amenities	Modern finishes, built-in cabinetry, living room with wood-burning fireplace, wood flooring in living, dining, bedrooms and bathrooms. Kitchen has tile flooring, pine cabinetry, granite countertops and tile backsplash. Bathroom fixtures all designer upgrades and large walk-in shower in primary.
Flooring	Wood flooring, tile
Yard	Mature landscaping with xeroscape, alley access to detached two car garage and extra parking
Appliances	Side-by-side refrigerator, electric range/oven, built-in microwave, dishwasher, clothes washer, clothes dryer

LAND OVERVIEW

Land Acres	0.436
Land SF	19,000



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PROPERTY TAXES

County	Weld
Legal	WIN 22740 L9 & 11 BLK7
Parcel   Account Number	080716306004   R1415386
Mill Levy	95.406
Assessed Value   Actual Value	\$87,740   \$685,012
Current Year Tax Estimate	\$8,370.92 (2025)

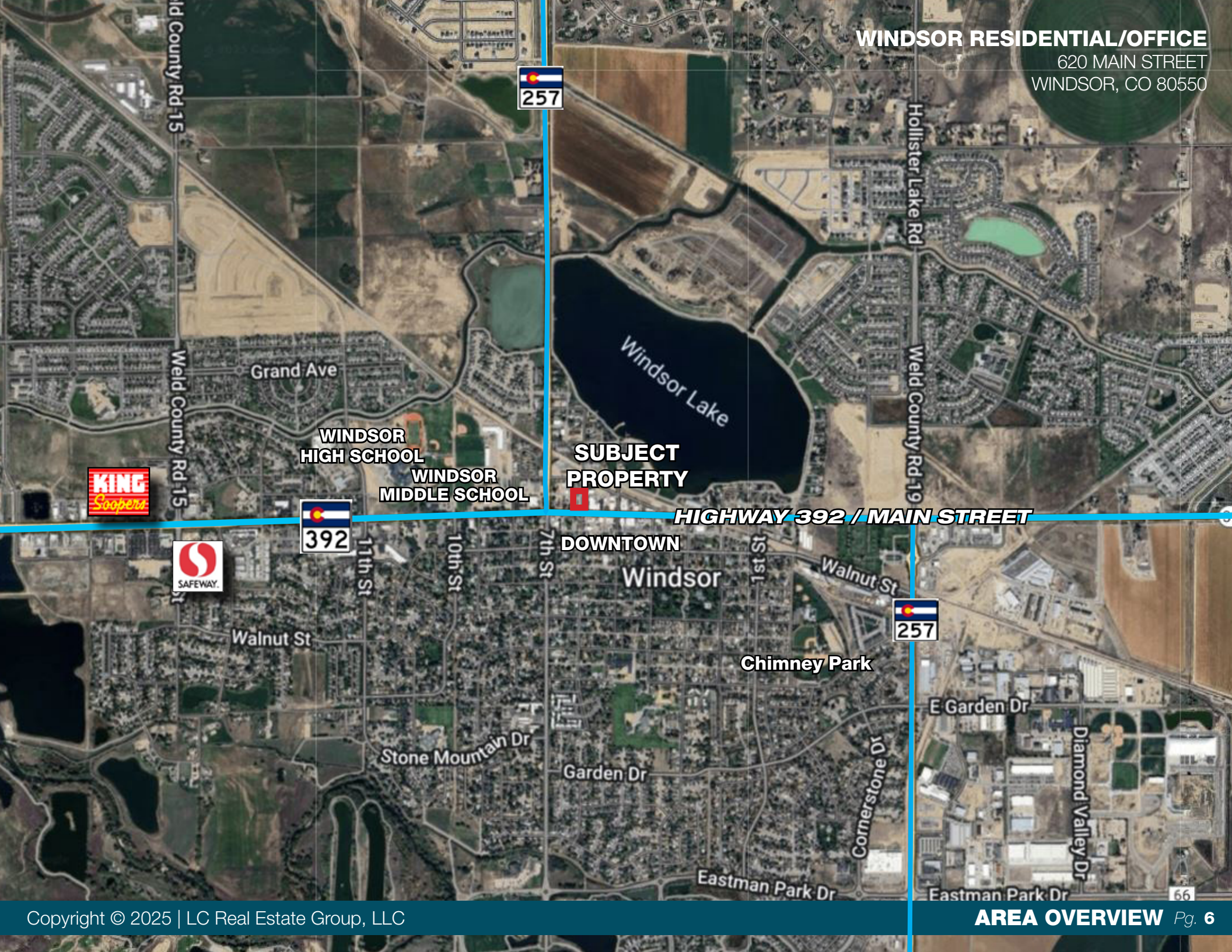
ZONING OVERVIEW

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 RESIDENTIAL/OFFICE

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**SUBJECT  
PROPERTY**

**HIGHWAY 392 / MAIN STREET**

**DOWNTOWN**

**Windsor**

**Chimney Park**

**E Garden Dr**

**Diamond Valley Dr**

**Eastman Park Dr**

**Cornerstone Dr**

**Garden Dr**

**Stone Mountain Dr**

**Walnut St**

**11th St**

**10th St**

**7th St**

**1st St**

**Grand Ave**

**WINDSOR  
HIGH SCHOOL**

**WINDSOR  
MIDDLE SCHOOL**

**Weld County Rd 15**

**Weld County Rd 19**

**Hollister Lake Rd**



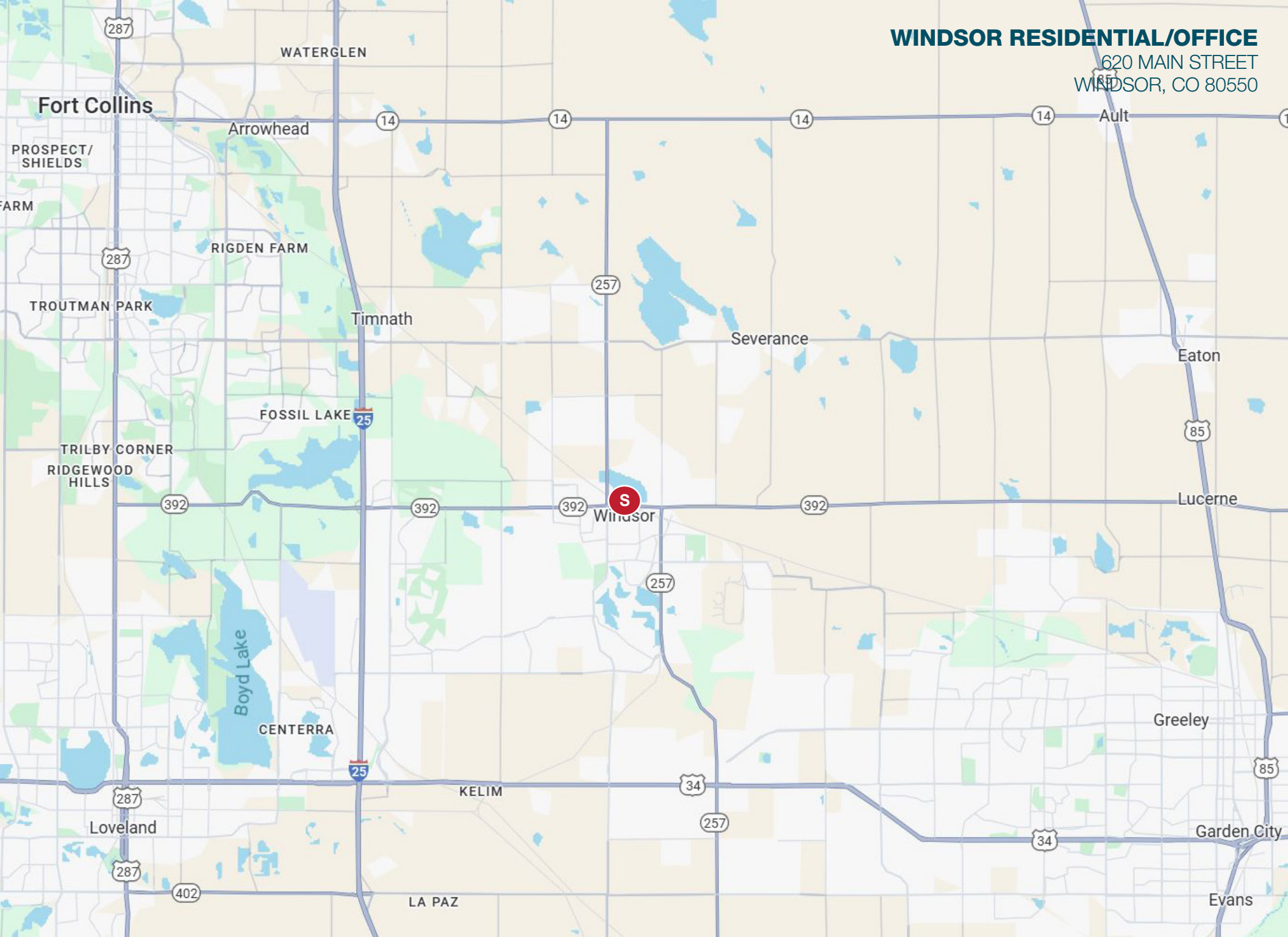
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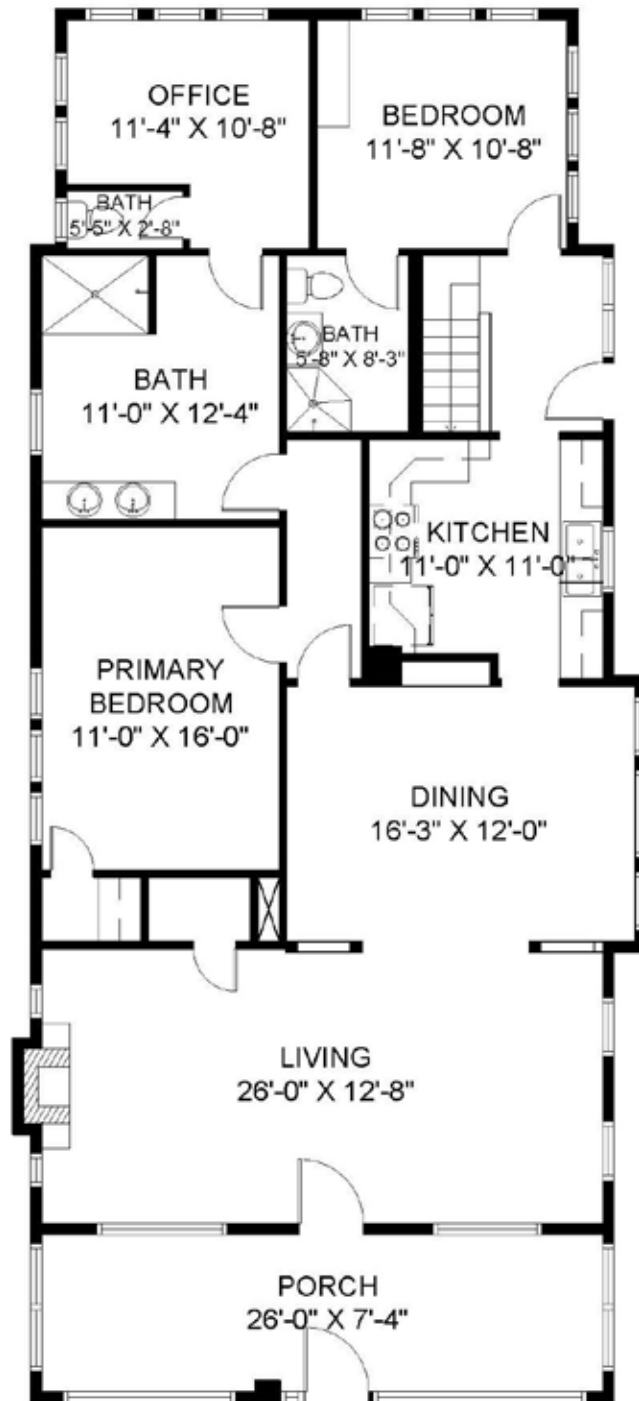
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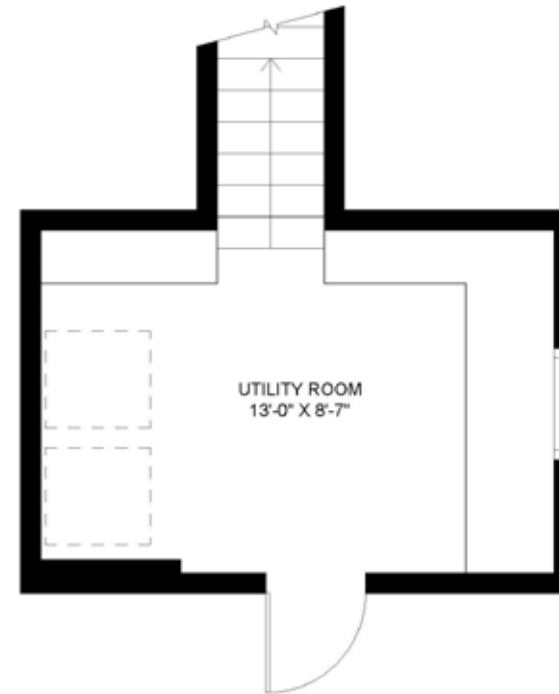


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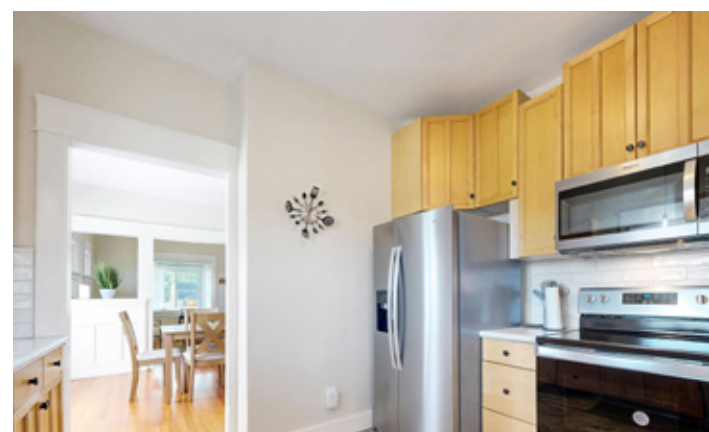
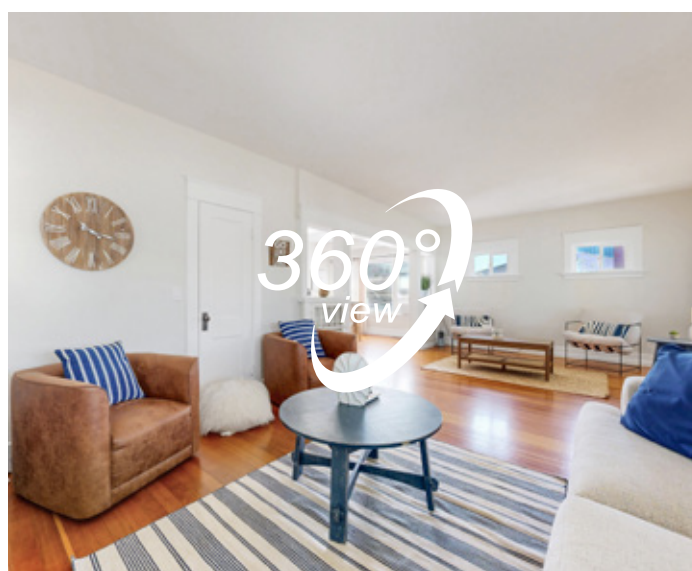


**MAIN FLOOR - 1,545 SF**

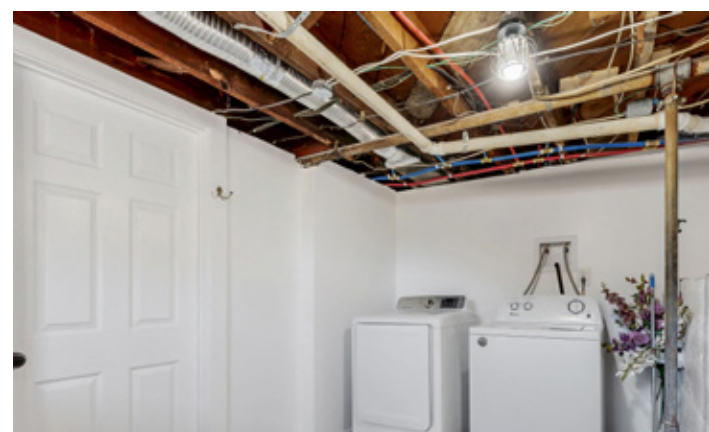


**BASEMENT - 130 SF**



















# WINDSOR RESIDENTIAL/OFFICE

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## Windsor, Colorado

Exclusively Marketed For Sale By:



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### **Information Disclosure**

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