

For
SALE

\$299,000

SWEET SUITE IN THE VAIL VALLEY!

404 Broadway, ste. B
Eagle, CO 81631



4 unit professional office condo building, built 1999

933 sf

1st Floor

Zoned CBD / Central Business District / Office & Retail

Former dental office easily adaptable to other business uses

Signage on awning / great street visibility

Minutes from I70 and all that Colorado's famed Vail Valley has to offer!



Jan Friedlander, CCIM

303-885-9200

janfriedlander@comcast.net

FRIEDLANDER
Commercial Real Estate

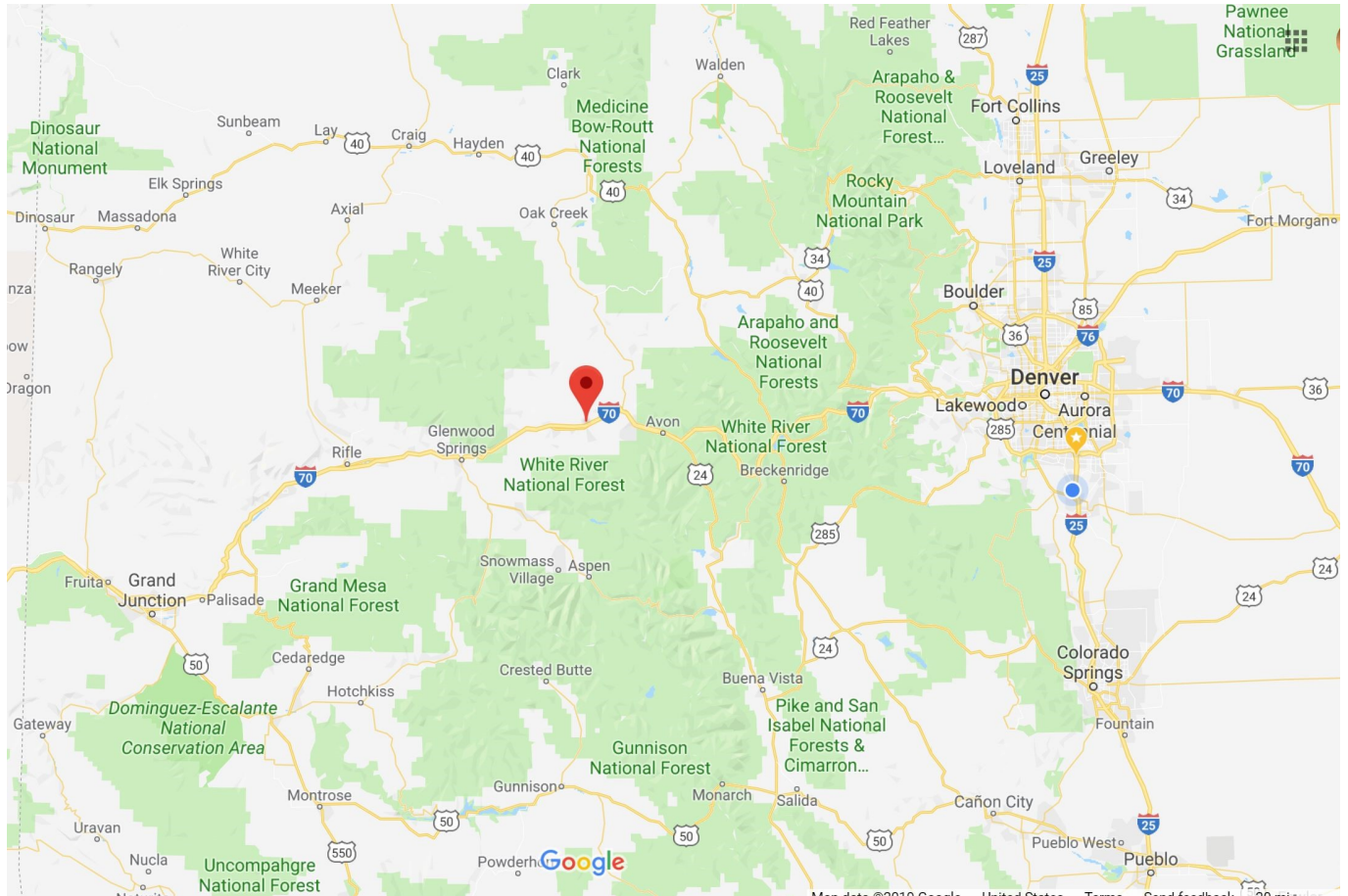
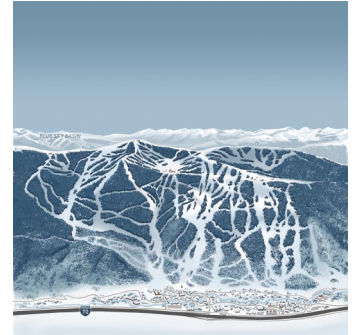
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Vail	30 min
Aspen	1 hr, 20 min
Denver	2 hrs
Denver Airport/DIA	2 hrs, 25 min
Grand Junction	1 hr, 53 min



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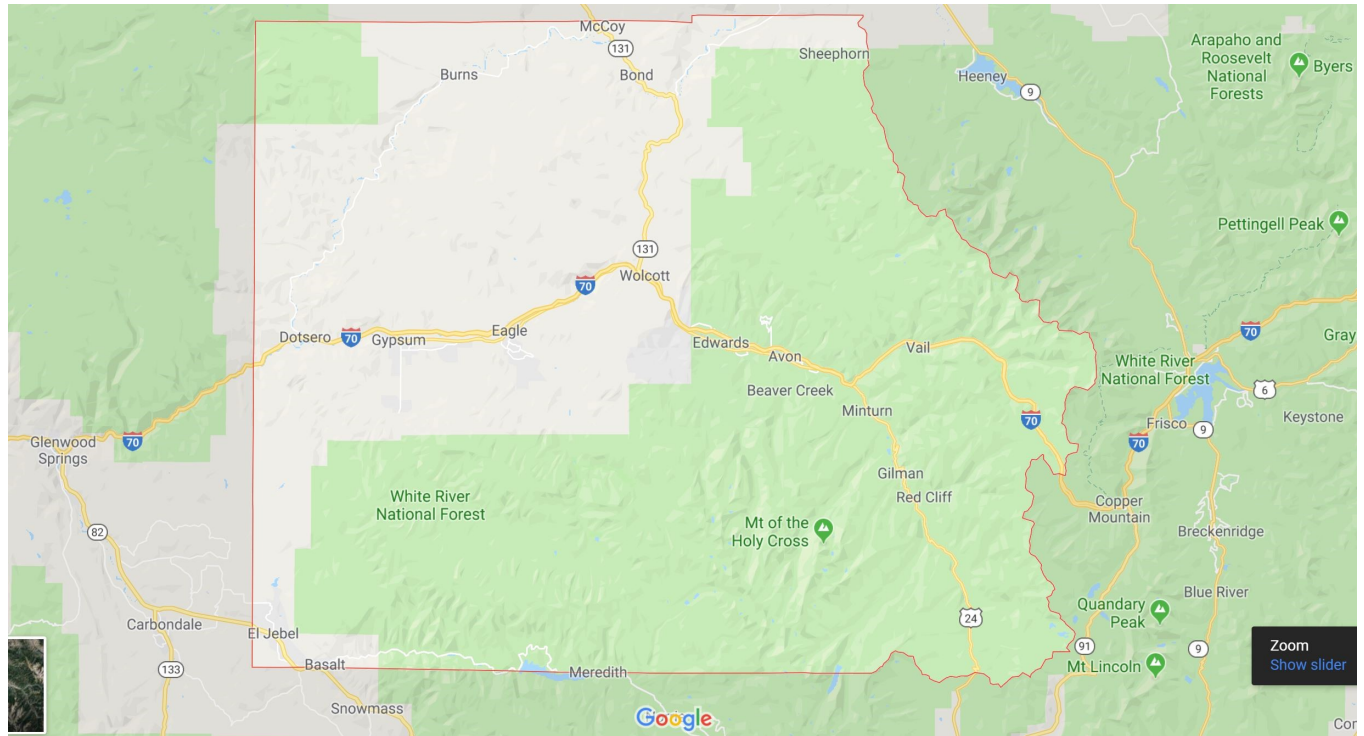
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Eagle County has so much to offer—www.eaglecounty.us !



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The Town of Eagle www.townofeagle.org is the County Seat of Eagle County and home to the Eagle County Regional Airport.



Wikipedia

Eagle

Town in Colorado

Eagle is a statutory town that is the county seat of Eagle County, Colorado, United States. The population was 6,508 at the 2010 census, up from 3,032 at the 2000 census. The town is gaining recognition for its extensive trail system for mountain biking, hiking and trail running. Located just 30 miles west of the resorts of Vail and Beaver Creek, the town of Eagle and its residents enjoy an abundance of year-round recreational opportunities.



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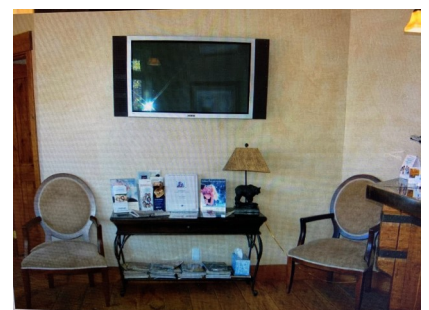
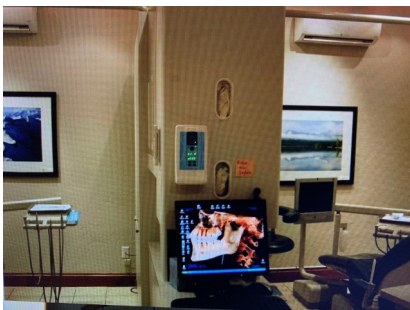
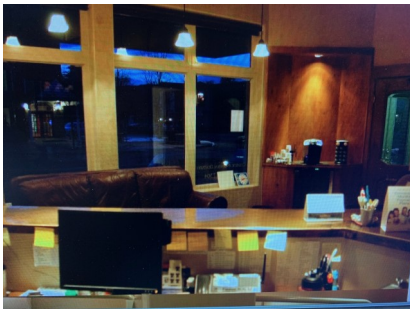
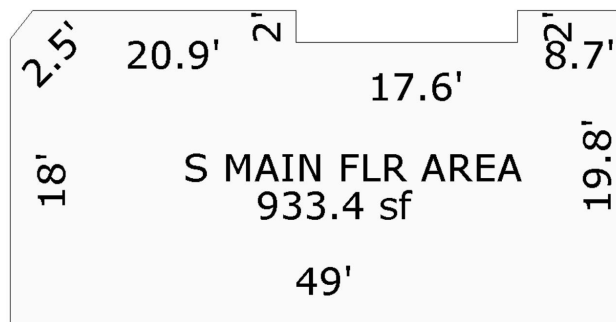
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404 Broadway, ste, B is on the 1st floor of a 4-unit professional office condominium building, built in 1999. It is 933sf, a former dental office adaptable to a variety of business uses. Interior photos were taken when the suite was a dental office. The suite is now vacant/ready for your business!



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