



City Owned 840 Yampa Property For Sale

City Lists Building/Land & Adjacent Lot for \$4.5M And \$2M Respectively

STEAMBOAT SPRINGS, COLORADO-March 8, 2022-The City of Steamboat Springs has listed the property at 840 Yampa Street for sale. For several decades the site served as the emergency services campus for the Steamboat Springs Police Department and Steamboat Springs Fire Rescue.

The sale site consists of 12,810 square feet (sf) of gross building area on 0.48 acres of land. In addition, the adjacent 0.31 acres (13,371 sf) of land which currently serves as a parking lot to the east of the commercial building is for sale. Potential buyers can make an offer on the entire location or on either of the individually listed elements.

The building is currently home to local outdoor gear company, Big Agnes, Inc., as well as houses on the lower level the Steamboat Springs Fire Rescue Central Fire Station and the department's downtown suppression equipment. Big Agnes through its current lease contract with the city, signed in March 2020, has a right of first refusal and the ability to match a purchase offer.



The property is being listed through the MLS by Randall Hannaway, founding partner with Colorado Group Realty and a member of the Steamboat Springs Area Fire Protection District (SSAFPD). Hannaway has agreed to charge a significantly reduced commission for compensation as part the MLS listing. The city also plans to advertise the property through other avenues such as the CREXI or Loop Net Commercial property sites.

The proceeds from the sale are part of the initiative to bring a new Fire Station and City Hall to downtown. The facility would be built in the current location of city hall (137 10th Street) creating a downtown civic campus housing numerous city services in a central location easily accessible by citizens.

Interested parties in purchasing the property should contact Deputy City Manager Tom Leeson, City Attorney Dan Foote, or Assistant City Attorney Jennifer Bock for details at 970.879.2060.

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Contact

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