



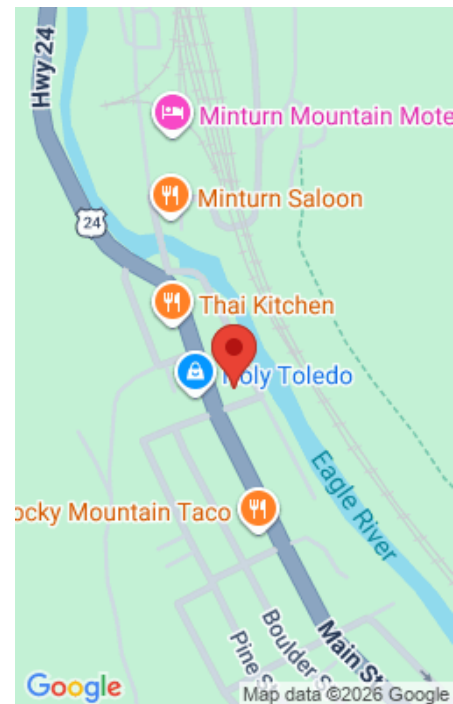
**\$1,580,000**

## **MAIN 192 STREET, MINTURN, CO, 81645**

<https://resortdevelopmentmarketing.com>

Located in the heart of Minturn, 192 Main Street presents a rare opportunity with endless potential. Spanning three city lots (approximately 8,700 sqft) with access from Main Street, Toledo Avenue, and Eagle River Street, this corner property sits adjacent to a bus stop and offers flexible options for future redevelopment — including the required street-level use. Built in 1912, the existing home is full of historic character but in need of significant work. It could be reimagined as a charming primary residence or mountain getaway, yet its true value lies in the redevelopment potential for a developer, investor, or business looking to make their mark in one of the valley's most authentic towns. Visitors are drawn to Minturn's quaint, western charm, where locals and tourists alike enjoy stops at favorites like The Minturn Saloon and the newly renovated Eagle River Inn. With its proximity to the Eagle River, National Forest, Minturn Mile, and miles of premier hiking and biking trails, this property is surrounded by all that makes Minturn special. Now attractively priced at \$1,580,000, this property is being sold as-is, offering the opportunity to create something truly special in a thriving, character-filled mountain community.

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active



**K2T Collective**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Floors:** 2 floors

**Year built:** 1898, 1898

**Agent Full Name:** K2T Collective

**Lot Size Acres:** 0.21 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 0.21 sq ft

**Subdivision Name:** Minturn

**Bathrooms Full:** 1

**Zoning:** Mixed Use- See Remarks

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## Building Details

**Building Area Total:** 1470 sq ft

**Heating:** Natural Gas

**Roof:** Asphalt

**Floor covering:** Wood

**Construction Materials:** Frame, Wood Siding

**Stories:** 2

**Foundation Details:** Poured in Place

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## Amenities & Features

**Laundry Features:** None

**Utilities:** Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Trash, Water Available

**Fireplace Features:** Wood Burning

**WaterSource:** Public

**Interior Features:** See Remarks

**Flooring:** Wood

**Parking Features:** Detached Garage

**Garage Spaces:** 1

**Appliances:** None

**Cooling:** None

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## Miscellaneous

**Listing Terms:** Cash, New Loan

**Special Listing Conditions:** None



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# Courtesy of

**List Office Name:** Slifer Smith & Frampton - Eagle

