

$1,580,000

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

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.



K2T Collective

Basics

Category: Residential

Type: Single Family Residence

Status: Active

Bedrooms: 3 beds

Bathrooms: 1 bath

Half baths: 0 half baths

Floors: 2 floors

Lot size: 0.21 sq ft

Year built: 1898, 1898

Subdivision Name: Minturn

Agent Full Name: K2T Collective

Bathrooms Full: 1

Lot Size Acres: 0.21 acres

Zoning: Mixed Use- See Remarks

County: Eagle

Building Details

Building Area Total: 1470 sq ft

Construction Materials: Frame, Wood Siding

Heating: Natural Gas

Stories: 2

Roof: Asphalt

Foundation Details: Poured in Place

Floor covering: Wood

Amenities & Features

Laundry Features: None

Flooring: Wood

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

Parking Features: Detached Garage

Fireplace Features: Wood Burning

Garage Spaces: 1

WaterSource: Public

Appliances: None

Interior Features: See Remarks

Cooling: None

Miscellaneous

Listing Terms: Cash, New Loan

Special Listing Conditions: None

Courtesy of

List Office Name: Slifer Smith & Frampton - Eagle