

$1,200,000

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

CAPITOL 236 STREET, EAGLE, CO, 81631

https://resortdevelopmentmarketing.com

This beautifully renovated Victorian-style single-family home sits in the center of downtown Eagle. 236 Capitol St offers a rare blend of small-town charm, everyday convenience, and long-term investment. Completely gutted and remodeled in the mid-2000s, this 3-bedroom, 2-bath residence has a large functional layout throughout. The main level features a primary bedroom and full bath, a well-sized kitchen, an open dining and living area with a dedicated office space. Upstairs, a cozy loft provides a flexible bonus area, joined by two additional bedrooms and a second bath. Outside, enjoy a private yard with room to relax, garden, or gather with friends. An additional detached structure — previously used as a woodworking shop — adds valuable extra space for storage, hobbies, or business. Rare opportunity for future potential: this property may also be purchased with neighboring homes 246, 226, and 214 Capitol St., which, when combined, can be made into one or more larger parcels. Which can be developed in multiple ways due to the various zoning allowances. The property lies in a CMU1 (Commercial Mixed-Use 1) zoning district, specifically designed to support development of a vibrant small-town downtown area with a mix of commercial and residential uses—think live/work units, multifamily development, and more. Buyer to verify zoning and permitted uses. Whether you're looking for a charming primary residence, investment, or a strategic development play, 236 Capitol St delivers location, character, and possibility in one of Eagle's most desirable settings.



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: 0.14 sq ft

Year built: 1907, 1907

Subdivision Name: Eagle

Agent Full Name: Vit Blanar

Bathrooms Full: 1

Lot Size Acres: 0.14 acres

Zoning: CMU1

County: Eagle

Building Details

Building Area Total: 1930 sq ft

Construction Materials: Frame, Wood Siding

Sewer: See Remarks

Heating: Forced Air, Natural Gas

Stories: 2

Roof: Asphalt

Foundation Details: Block, Poured in Place

Levels: Two

Floor covering: Carpet, Tile, Wood

Amenities & Features

Laundry Features: See Remarks

Flooring: Carpet, Tile, Wood

Utilities: Cable Available, Electricity Available, Internet, Natural Gas Available, Phone Available, Satellite, Sewer Available, Sewer Connected, Trash, Water Available

Fencing: Fenced, Full

Parking Features: Aboveground

WaterSource: Public

Appliances: Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer

Interior Features: Multi-Level, Vaulted Ceiling(s)

Cooling: None

Miscellaneous

Road Surface Type: All Year

Listing Terms: 1031 Exchange, Cash, New Loan

Special Listing Conditions: None

Pets Allowed: Yes

Courtesy of

List Office Name: Vail Land Company LLC