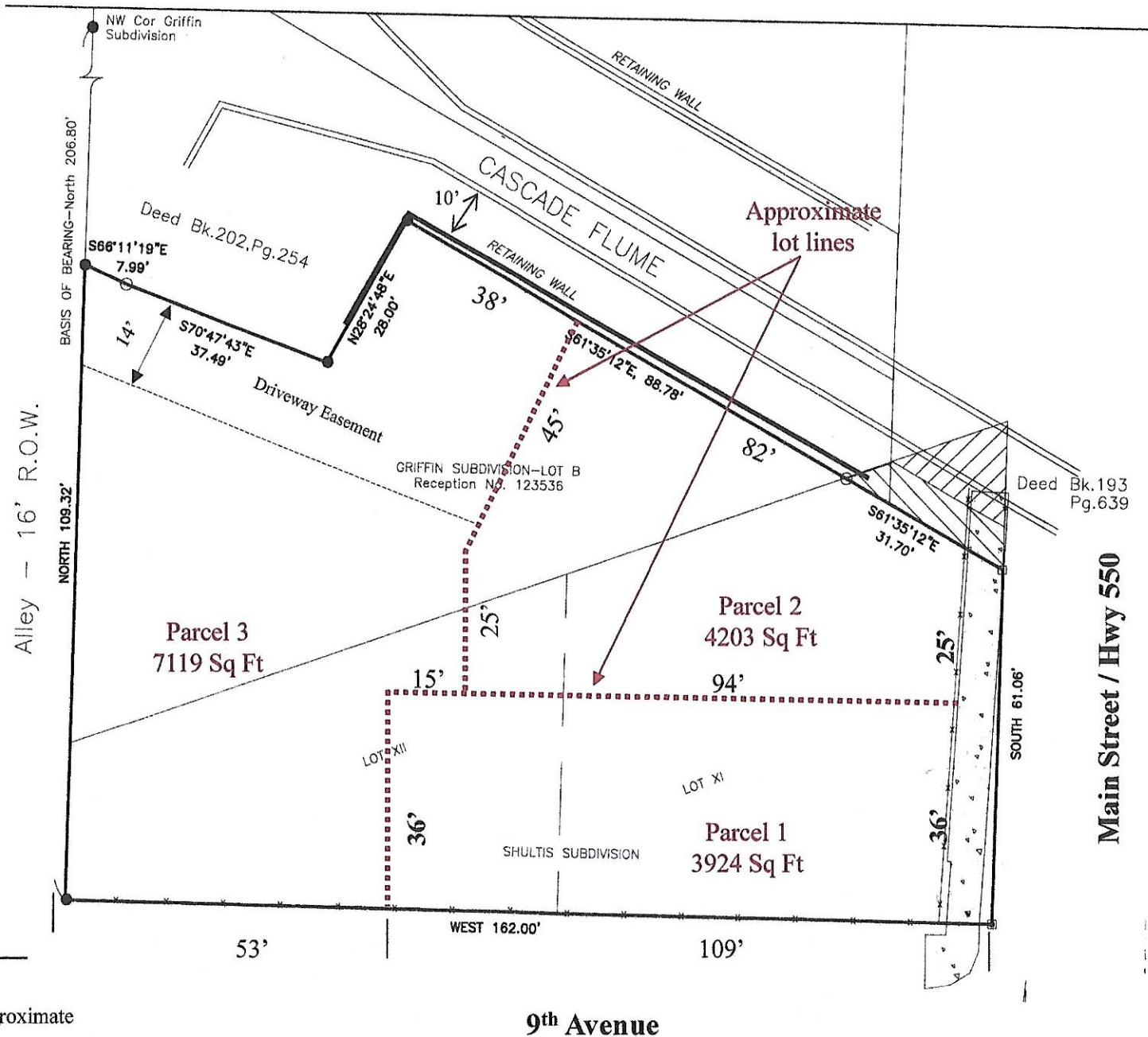


Outstanding Multiuse Development Property

- Great visibility & Spectacular unobstructed mountain views
- The property consists of approximately 15,246 Sq Ft, which could be platted into 4 commercial lots or developed as a single large lot. Currently the parcel is platted as 3 large commercial lots.
- There is over 60 feet of Main Street frontage with additional access on 9th Avenue as well as from the alley.
- This property is the last large vacant Main Street lot in downtown Ouray.
- Multiuse property could likely support a hotel, retail, multi-family or single family residential units.



All measurements are approximate