Main Street Windsor
Office/Residential/VRBO

620 Main Street, Windsor, CO 80550

eXp REALTY

LC REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY



$745,000

1,675 Total SF (130 SF Basement/Utility)

0.436 Acres | Double Lot w/Development Potential

Central Business District (CB) Zoning



620 Main Street, Windsor, CO

$745,000 | 1,675 SF Total (130 SF UF Basement) | 0.436 Acres

LC Real Estate Group and Exp Realty are pleased present the opportunity to purchase a rare mixed-use zoned commercial property in Downtown Windsor, Colorado. The property has endless possibilities for a purchaser looking to live within walking distance of all downtown Windsor amenities or convert to VRBO, retail or office use.

Property Overview: The property is an oversized 0.436 acre "double" lot with access and private parking from the alley to the north with two garages and surplus land to build an accessory dwelling unit (ADU), redevelop and go vertical, or consider subdividing and selling or building on the second lot.

Location Overview: Located just off the corner of Main Street (Highway 392) and 7th Street (Highway 257 North), the property benefits from direct visibility from Main Street while being walking distance to all downtown Windsor restaurants and amenities including Windsor Lake.

Layout: The main floor of the property is 1,545 s.f. with two bedrooms (offices), and office/study, 2 bathrooms, large dining room (Bullpen or Retail area), oversized living room (Retail) and enclosed porch (Reception). The basement serves as a generous utility and laundry room. Recently remodeled with wood floor throughout the primary living areas, living room fireplace and modern appliances. The property was previously used as a Residential VRBO and all furniture is excluded but negotiable.

Zoning: The property is zoned CBD (Central Business District) which provides a great deal of flexibility for residential, commercial, and/or retail uses. Additionally, the property is located within the Downtown Alliance planning area and may qualify for future façade improvement programs or grants.

- Ideal uses include VRBO, Medical Spa/Salon, Insurance or other Service Office, Small Boutique or Live/Work



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DOWNTOWN WINDSOR RESIDENTIAL/OFFICE

620 MAIN STREET
WINDSOR, CO 80550

PROPERTY OVERVIEW

Property Address	620 Main Street, Windsor, CO 80550
Finished SF	1,675 SF Total (1,545 Main Floor, 130 SF Basement/Utility)
Basement SF	Unfinished 130 SF
Year of Construction I Remodel	1916 I 2024 (interior)
Heating System	Gas boiler furnace (Unknown Age)
Cooling System	N/A
Roof	Composition Shingle (Unknown Age)
Rooms	Living, dining, kitchen, two bedrooms, study, utility room
Bathroom	2 Total I 3/4 w/shower
Basement Ceiling Height	+/- 6'11"

PROPERTY AMENITIES

Property Amenities	Modern finishes, built-in cabinetry, living room with wood-burning fireplace, wood flooring in living, dining, bedrooms and bathrooms. Kitchen has tile flooring, pine cabinetry, granite countertops and tile backsplash. Bathroom fixtures all designer upgrades and large walk-in shower in primary.
Flooring	Wood flooring, tile
Yard	Mature landscaping with xeroscape, alley access to detached two car garage and extra parking
Appliances	Side-by-side refrigerator, electric range/oven, built-in microwave, dishwasher, clothes washer, clothes dryer
Furnishings	Prior VRBO furniture excluded but negotiable

LAND OVERVIEW

Land Acres	0.436
Land SF	19,000

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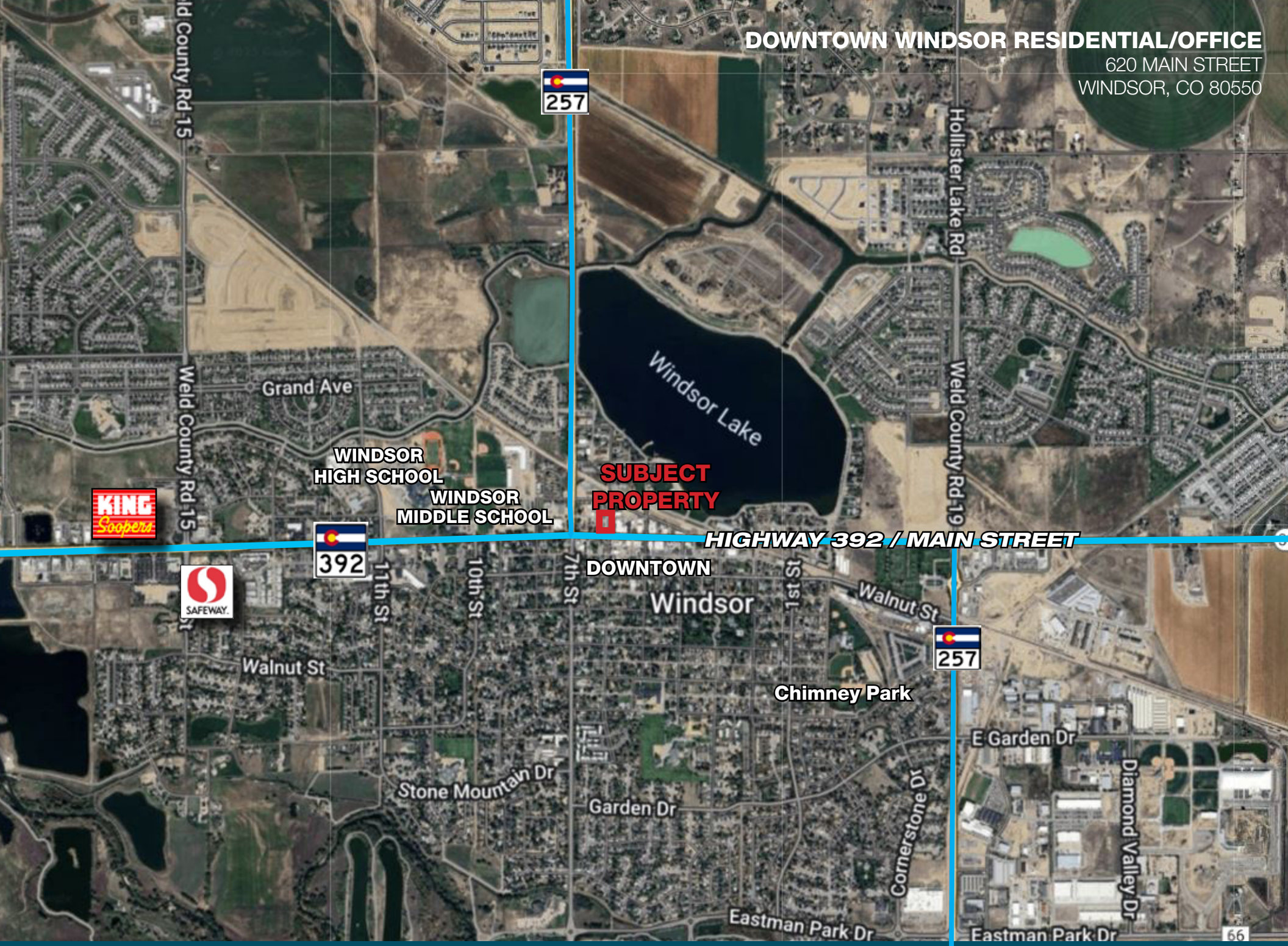
PROPERTY TAXES

County	Weld
Legal	WIN 22740 L9 & 11 BLK7
Parcel I Account Number	080716306004 I R1415386
Mill Levy	95.406
Assessed Value I Actual Value	$87,740 I $685,012
Current Year Tax Estimate	$8,370.92 (2025)

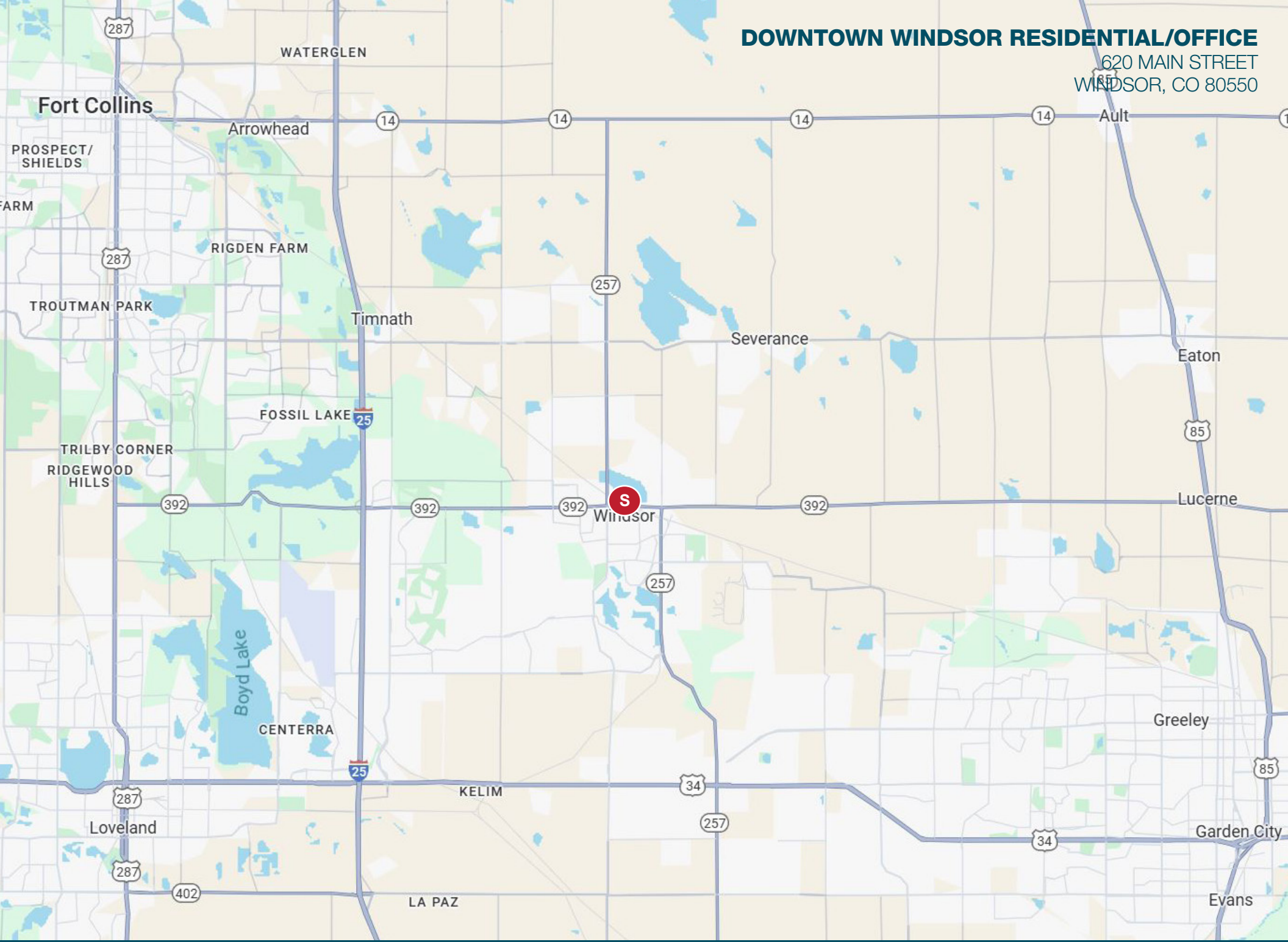
ZONING OVERVIEW

Zoning	Central Business District (CB)
Residential Uses	Permitted uses include single family, attached or detached residential, live/work, and short term rental
Commercial Uses	Barber and beauty shop, salon, fine art studio, bakery goods store, banks, bars/taverns/night clubs, bed & breakfast, VRBO, lodging, massage, medical and dental clinics, offices, personal services, retail boutique

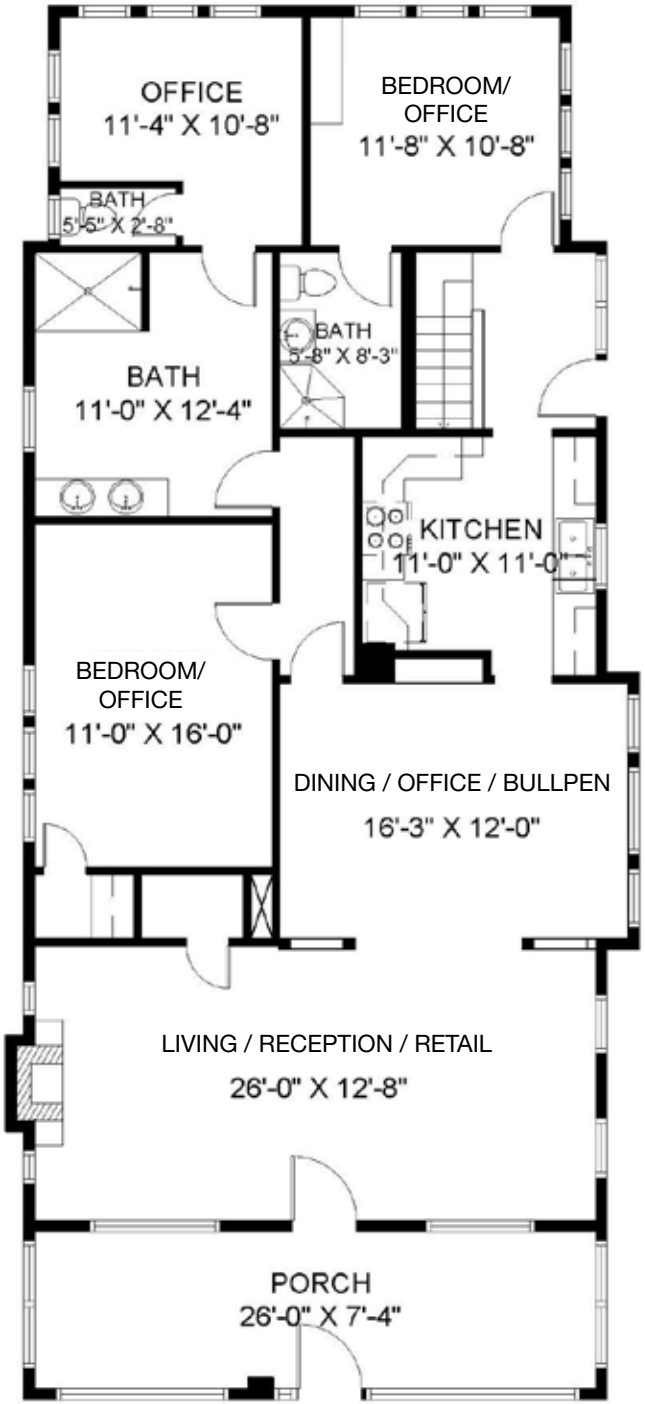
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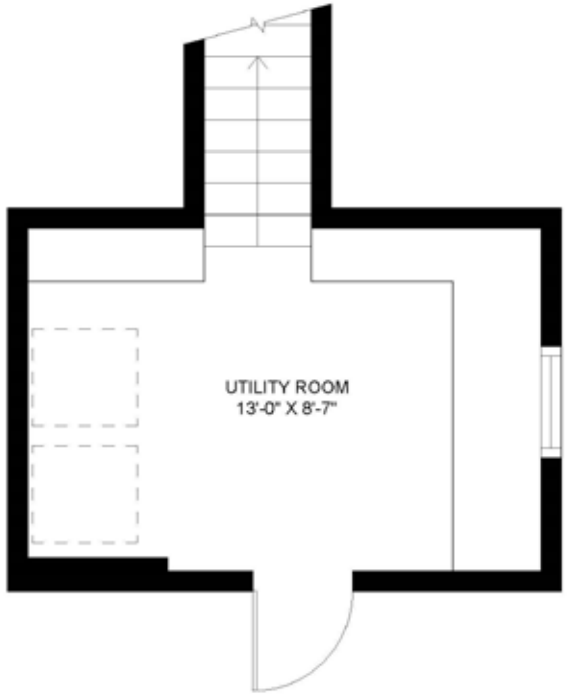
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MAIN FLOOR - 1,545 SF



BASEMENT - 130 SF

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WINDSOR RESIDENTIAL/OFFICE

Windsor, Colorado

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