Property Type: Commercial Land | **Address:** 517 & 521 E. Hyman Avenue & Sw Corner Of Hunter & Hyman Aspen, CO 81611 | **Status:** Active | **Asking Price:** $19,900,000

MLS#:	118251	**List Price Per/Acre:**	58,529,411.76
Type:	Commercial Land	**# of Units Allowed:**	0
Area:	01CC-Central Core	**Account #:**	R001311, R020366, R0
Major Area:	Aspen	**Parcel #:**	273718224002
Sub/Loc:	Twnste Aspen Twnste	**List Price Per/Acre:**	58,529,411.76
County:	Pitkin	**Earnest $ Payable To:**	Title Company
Nbr of Acres:	0.34	**HOA Dues:**	
Acreage:	Refer to Lot Size	**Payment Per:**	
Lot Size:	12,001 - 22,000	**Special Assessments:**	N/A
Lot SqFt:	15,000	**Taxes:**	111,671
Zoning:	Commercial Core	**Tax Year:**	2009
Exclusive Agency:	Excl Right to Sell	**Transfer Tax:**	Yes
Legal:	Lengthy	**Short Sale:**	
		REO:	
		Foreclosure:	Yes

Public Remarks: Prime Corner in Aspen's Central Core Little Annie's to Hunter Street, 3 Parcels in 1 Extraordinary Offering! With 150' of frontage on Hyman Ave and 100' of frontage on Hunter Street this 15,000 SF prime corner lot is situated 1&1/2 blocks from the Little Nell and Gondola Plaza and less than 100 yards from Boogie's and the Paradise Bakery in the heart of Aspen's Commercial Core. Willing to consider offers for portions of the property. Just appraised in August 2010 for $24.5M.

Directions: South West corner of Hyman and Hunter. In the center of Aspen's commercial core.

Addendum: The parcels being offered include the real property improvements at both the former Huntsman Gallery Building and the Little Annie's Building. The Property is alley served across its entire breadth affording investors and developers the opportunity to maximize the use of the Hyman Ave and Hunter Street frontages.Seller to provide full due diligence package (survey, soils, environmental, appraisal)

Access: Paved
Approval Features: Agency:
Crops: No
Documents on File: Appraisal; Leases; Soils Test; Survey
Disclosures: Leases; Other
Electric:
Extras: Security System
Gas:
HOA Fee Includes:
Lot Description: Corner Lot; Flat; View
Lot Improvements: Alley; Curbs; Gutters; Sidewalks; Street Lights; Street Paved
Mineral Rights: No
Possession: DOD; Subject to Lease
Possible Use:
Member Association: Aspen Association
Allowable Uses: Hospitality; Hotel/Lodge; Income; Mixed Use; Multi-Family Res; Office; Restaurant/Bar; Retail
Sign: Yes
Showing Instructions: 24 Hour Notice; Call Listing Office; Vacant
Sanitation: Sewer
Terms Offered: Cash
Water Rights: None
Water: City
Exclusive Agency: Excl Right to Sell

Sold Price Per/Acre: 0

DOM: 7
ADOM: 7
Listing Date: 09/13/2010
Owner Aspen Legacy Holdings, LLC
Expire Date: 12/31/2010
Under Contract Date
TB%: 2.5
BB%: 2.5
Variable Comm: No
Original List Price: 19,900,000
Fallthrough Date:
Flat Fee: No

Sold Price Per/Acre: 0

LA:	Mark Wyman	Fleisher Land & Homes, Aspen	970-925-2225	970-379-7377	markw@sopris.net
CoLA:	Jennifer VanDyke	Fleisher Land & Homes, Aspen	970-404-1338	970-404-1338	jennifer@thefleishercompany.com

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Prepared by Mark Wyman on Monday, September 20, 2010 1:48 PM
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