

# EXCEPTIONAL DOWNTOWN *Carbondale Commercial*

50, 52, & 56 Weant Boulevard, Carbondale



**COLDWELL BANKER**  
**MASON MORSE**

A Coldwell Banker Mountain Properties Company



## LIVE/WORK OPPORTUNITY IN DOWNTOWN CARBONDALE

Extraordinary opportunity in the heart of downtown Carbondale's Historic Commercial Core. This rare offering includes three contiguous parcels—two improved with existing structures and one vacant—perfectly located on Weant Boulevard directly across from Sopris Park and just steps from Main Street. The property features two separate buildings in a fully landscaped, park-like setting with flower beds and mature shade trees, all irrigated by the Carbondale ditch.

Currently configured with four retail or office spaces, and two 2-bedroom apartments, the property offers immediate income potential, including one long-term rental and one highly successful short-term nightly rental. With HCC zoning allowing a wide variety of uses, this versatile property presents something for investors, owner-users, and developers alike in one of Carbondale's most vibrant and desirable locations.



## DETAILS

Address: 50, 52, 56 Weant Blvd  
 City: Carbondale  
 Improvements: A total of 7,816 sq. ft  
 Lot Size: 17,531 sq. ft. (all 3 lots)  
 MLS#: 191344  
 Taxes: \$45,429 (2024) - all 3 parcels  
 HOA: No HOA  
 Year Built: 1993/1940

## FEATURES

- Three contiguous parcels offered together
- Prime Weant Boulevard location directly across from Sopris Park
- Two existing commercial buildings plus a vacant land parcel
- Historic Commercial Core (HCC) zoning allows diverse uses
- Four retail/office spaces
- Two 2-bedroom apartments: one long-term rental, one successful short-term rental

- Crystal Glass Studio building totaling 5,656 SF, including 1,541 SF apartment
- Fully landscaped, park-like setting with mature shade trees and flower beds
- Irrigated by the Carbondale ditch
- Steps from Main Street, dining, retail, and cultural amenities
- A perfect live/work situation
- Development opportunity
- Very flexible space - gallery/retail/ office
- Be part of the vibrant Carbondale experience

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