



Vail Gateway Building

12 Vail Road, Vail, CO 81657

Vail, CO

Project Costs:
\$6,250,000

Project Size:
32,400 Square Feet

Tenants/Occupants:

Timberline
Commercial RE

English & Associates

Kelly Liken
Restaurant

Greenauer Design

Highline Sports

Peoples Ink

Alpine Bank

Residential
Condominiums



Timberline's Role:

Purchased property in a
joint-venture investment

Spearheaded a rezoning
and renovation that
transformed the building
to meet market demand

Sold all available
units

- ▶ **Description:** In 2001, Timberline partnered with Lehman Brothers and Ron Byrne & Associates, to purchase and redevelop the recently foreclosed Vail Gateway Building located at the main entrance to Vail, CO.

Timberline purchased the vacant commercial space and remaining residential condominium units. The property, which was 90% vacant, had been foreclosed upon by Lehman Brothers prior to the purchase by Timberline.

Timberline spearheaded a rezoning and a major interior and exterior renovation of the building. Following the rezoning, the retail space was converted into office condominiums, and two additional residential condominiums were created. In addition, excess parking spaces were also converted to "for sale" condominium spaces. The renovations to the building were completed in 2002. Timberline successfully sold all office, residential, and parking units within the project.



Timberline Commercial Real Estate

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