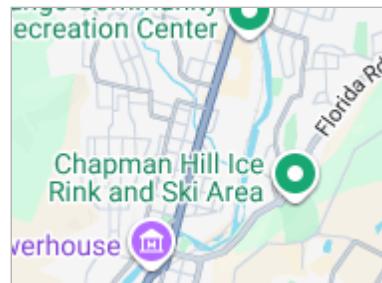


PROPERTY ESSENTIALS



MLS #	829559
Status	NEW
Asking Price	\$3,250,000
Address	2180 Main Avenue
County	La Plata
City	Durango
State	CO
Zip	81301
Area	Durango In Town
Non Branded	Non Branded Virtual
Virtual Tour	Tour

Class	COMMERCIAL
Type	Multi-Use
Apx.Total SF	5,591
Total Baths	3.00
List Price/Sqft	\$581.29
Apx.Total Acres	0.50
Year Built	1982
Cap Rate Percent	5.20



LISTING DETAILS

Listing Agent 1	Nicole Perino - C: 970-749-5710	Listing Date	10/28/2025
Listing Office 1	Legacy Properties West Sotheby's Int. Realty - O: 970-624-0444	Expiration Date	6/21/2026
Listing Agent License 1	FA100008503	Original Price	\$3,250,000
Listing Office License 1	EC100042511	Owner Name	of record
Board Name	Durango Area Assn of Realtors	Seller Licensed Y/N	No
Listing Agreement	Exclusive Right to Sell	Exchange/Trade Y/N	No
Agency Relationship	Seller's Agent	Listed in other Class Y/N	No
Limited Service Y/N	No	Sale/Rent	For Sale
Showing Service	ShowingTime	Days On Market	1
Price Per SQFT	\$581.29	Cumulative DOM	1
Input Date	10/28/2025 2:07 PM	Assoc. Doc. Count	2
Update Date	10/29/2025	Picture Count	22
HotSheet Date	10/28/2025	Listing Visibility Type	MLS Listing
Input Date	10/28/2025 2:07 PM	Update Date	10/29/2025 8:23 AM
		Status Date	10/28/2025
		Price Date	10/28/2025
		Floor Plans Count	0

PROPERTY DETAILS

Water Front	No	Real Estate for Sale	Yes
Water Rights/Irrig.	No	Lease Included	Yes
Legal/Lot Block	Lot 7,8,9,10,11 and 12 of Block 63 in that part of the City of Durango formerly known and platted as North Durango. Together with the adjoining West 1/2 of the alley lying between Block 63 of North Durango and Alamo Resubdivision in the City of Durango vacated by the City of Durango in Ordinance No. 1258 dated June 6, 1978. Less and Except the westerly four feet of said Lots 7 through 18, inclusive, parallel to and adjoining the westerly line of said Block 63.	Remaining Term in Months	50
Lot Dimension	150' x 150'	Current Business	2180 Lighting & Design
Lot Dim. Source	La Plata County GIS	Desc. Of Business	Merchandizing
Zoning	MU-A: Mixed-Use - Arterial	Year Started	2003
New Construction Y/N	No	Inventory Included	No
# of Units	1	Fixtures Included	No
# Floors	2	Books Available	No
1/4 Baths	0	CAM Y/N	No
1/2 Baths	2	Net Operating Income \$	\$168,000.00
3/4 Baths	1	Gross Annual Expenses \$	\$0.00
Full Baths	0	Vacancy Factor Prcnt	0
Furnished	Unfurnished		
Main SF	2,844		
Upper SF	2,747		
Finished SF	5,591		
Basement SF	736		
Total Offices	0		
Warehouse SF	2,688		
SqFt Source	GIS		
Parking Spaces	21		
Carport Y/N	No		
# Dock Hi Doors	2		
# Overhead Doors	4		

FEATURES

CURRENT PROPERTY USE	FLOORING	DOMESTIC WATER	DOCUMENTS ON FILE
Retail Storefront	Tile	Water Installed	Legal Description
Retail Warehouse	Wood	SEWER	Aerial Photos
Showroom		Public Sewer Installed	Leases
Mixed Use	Natural Gas	STREET DESCRIPTION/ACCESS	DISCLOSURES
POSSIBLE PROPERTY USE	HEATING FUEL/SOURCE	City/Town	Seller's Prop Disclosure
Mixed-Use	Forced Air	100'-150' Frontage	SHOWING INSTRUCTIONS
Other	COOLING	Paved	Appointment Required
ZONING	Forced Air	10-20 Total Spaces	Notice Required
Mixed Use	EXISTING UTILITIES	SECURITY	Call Listing Agent
LOT SIZE/ACERAGE	Sanitary Sewer	Security System	With List Agent Present
.5-.99	Water	TENANT PAYS	No Sign
PROPERTY DESCRIPTION	Natural Gas	Electric	Restricted Days/Hours
Corner	Electric	Gas	
Sprinklers	Phone	Sewer/Water	TERMS
Landscaped	Internet	Trash	Cash
BUYER TYPE	AVAILABLE UTILITIES	Snow Removal	Conventional
Investor	Sanitary Sewer	Building Insurance	1031 Exchange
FOUNDATION	Water	Real Estate Taxes	
Basement-Below Grade	Natural Gas	Interior Maintenance	
ROOF	Electric	Other	
Metal	Cable		
	Phone		
	Internet		

PARCEL/TAX/OA

Parcel ID #	566520211001	Preferred Title Comp.	Land Title Guarantee Company
Realist ID	5665-202-11-001	Special Assemnt Y/N	No
Tax Account ID	R003720	Possible Short Sale	No
Tax Year	2025	REO/Lender Owned	No
Total Taxes \$	\$27,295.52	FIPS Code	08067
EM Deposit \$	150000	Owners Association(OA)	No
EM Holder	Title Company	Covenants Y/N	NO

UTILITIES

Water Supplier	City of Durango	Electric Supplier	La Plata Electric Association
Water Well	No	Internet Service Y/N	Yes
Sewer Supplier	City of Durango	Internet Provider	Other
Gas Supplier	Atmos Energy	A/C	Yes

DIRECTIONS

Directions From Durango, head North on Main Ave to address on the left (east side of Main). Turn into business from Main Ave or Left on Alamo Dr (E 22nd Street) and then turn right into business. Business: 2180 Light & Design Studio

PROP. DESCRIPTION

Prop. Description/Remarks The 2180 Main Ave building presents a rare and compelling opportunity to acquire a meticulously renovated, premier commercial building located in the heart of Durango, Colorado. Boasting a long-term NNN lease with a well-established, successful tenant, this property offers a stable income stream and an attractive return on investment with a cap rate of 5.2%. The property's prime location, coupled with a beautiful building and robust lease structure, makes it an ideal addition for investors seeking to diversify their portfolio with a high-performing asset in a desirable market. Acquired by the current owner in 2006, this commercial building underwent a comprehensive, top-to-bottom renovation that transformed it into a modern, highly functional facility. The property features a substantial 5,591 square feet of heated, finished commercial space, perfectly suited for a variety of business operations. In addition to the primary commercial area, the building also includes an impressive 2,688 square feet of dedicated warehouse space, providing ample storage, logistics, or operational support capabilities. These extensive renovations ensure the building meets contemporary standards and minimizes future capital expenditures for the discerning investor. A key highlight of this investment is the exceptionally strong tenancy. The current tenant, a highly reputable business with a proven track record of over 20 years in the community, is not for sale; rather, this offering focuses solely on the real estate. The tenant currently operates under a robust 5-year NNN (Triple Net) lease agreement. This favorable lease structure places the responsibility for property taxes, insurance, utilities and maintenance squarely on the tenant, thereby minimizing landlord responsibilities and maximizing net operating income for the investor. Furthermore, the lease includes an attractive option for the tenant to extend for an additional 5 years, providing potential for even longer-term income stability and predictability. This established and reliable tenant base significantly de-risks the investment and ensures a consistent cash flow.

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark Seller will be doing a 1031 exchange; please include 1031 verbiage into any offers.

MARKETING INFO

Syndicate to Internet Yes
Public MLS Sites Y/N

Agent Hit Count	41
VOW Include	Yes
VOW Address	Yes
VOW Comment	Yes
VOW AVM	Yes
Sign on Property Y/N	Yes
Geocode Quality	Exact Match

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show
Instructions

Call Listing Agent or schedule all showings. Showings must be agent accompanied. Please do not disturb business during business hours. Mornings are the best times to show.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.