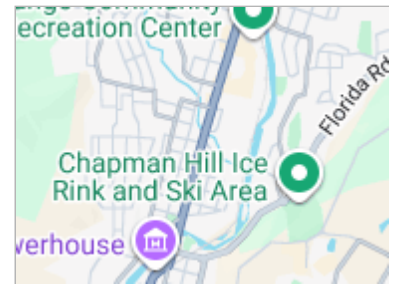


PROPERTY ESSENTIALS



MLS #	829559	Class	COMMERCIAL
Status	NEW	Type	Multi-Use
Asking Price	\$3,250,000	Apx.Total SF	5,591
Address	2180 Main Avenue	Total Baths	3.00
County	La Plata	List Price/Sqft	\$581.29
City	Durango	Apx.Total Acres	0.50
State	CO	Year Built	1982
Zip	81301	Cap Rate Percent	5.20
Area	Durango In Town		
Non Branded	Non Branded Virtual		
Virtual Tour	Tour		



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		

Railroad Siding/Spur No

FEATURES

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

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

IDX Include	Y	Client Hit Count	2
--------------------	---	-------------------------	---

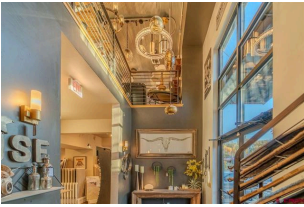
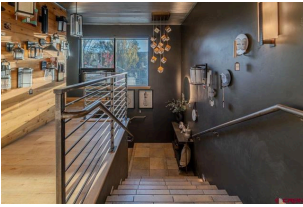
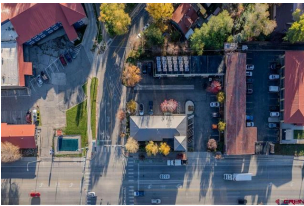
Syndicate to Internet Yes
Public MLS Sites Y/N Yes

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.