

PROPERTY ESSENTIALS



MLS #	830684	Class	COMMERCIAL
Status	Active	Type	Multi-Use
Asking Price	\$1,499,000	Apx.Total SF	12,250
Address	17602 Highway 145	Total Baths	2.00
County	Montezuma	List Price/Sqft	\$122.37
City	Dolores	Apx.Total Acres	6.24
State	CO	Year Built	1981
Zip	81323		
Area	Montezuma County Rural NE		



LISTING DETAILS

Listing Agent 1	Jo Ann Cauley - C: 970-749-0793	Listing Date	12/31/2025
Listing Office 1	Century 21 West Slope Realty - O: 970-565-8408	Expiration Date	12/31/2026
Listing Agent License 1	FA1297655	Original Price	\$1,499,000
Listing Office License 1	EC40013987	Owner Name	Convero CO LLC
Board Name	Four Corners Board 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	8
Price Per SQFT	\$122.37	Cumulative DOM	8
Input Date	1/2/2026 11:52 AM	Assoc. Doc. Count	2
Update Date	1/5/2026	Picture Count	28
HotSheet Date	1/5/2026	Listing Visibility Type	MLS Listing
Input Date	1/2/2026 11:52 AM	Update Date	1/5/2026 12:38 AM
		Status Date	1/5/2026
		Price Date	1/2/2026
		Floor Plans Count	0

PROPERTY DETAILS

Water Front	No	Real Estate for Sale	Yes
Water Rights/Irrig.	No	Lease Included	No
Subdv Name	None	Inventory Included	No
Legal/Lot Block	Section: 17 Township: 37 Range: 15 TR IN NE1 /4SW1/4; 6.24AC B544 P44 B685 P657 B723 P495 R/479541	Fixtures Included	No
		Books Available	No
		CAM Y/N	No
Lot Dimension	irregular		
Zoning	Commercial		
New Construction Y/N	No		
Property Attached Y/N	Yes		
# of Units	1		
# Floors	1		
1/4 Baths	0		
1/2 Baths	1		
3/4 Baths	1		
Full Baths	0		
Furnished	Unfurnished		
Main SF	18,582		
Finished SF	12,250		
Total Offices	0		
SqFt Source	Assessor		
Carport Y/N	No		
Railroad Siding/Spur	No		

FEATURES

CURRENT PROPERTY USE	LOT SIZE/ACERAGE	EXISTING UTILITIES	STREET DESCRIPTION/ACCESS
Mixed Use	5-9.99	Electric	State Highway
POSSIBLE PROPERTY USE	BUYER TYPE	Phone	Paved
Automotive	Either	Two-phase	150'+ Frontage
Bar/Lounge	FOUNDATION	AVAILABLE UTILITIES	PARKING
Convenience Store	Slab	Electric	20 + Total Spaces
General Office	Concrete	Phone	DOCUMENTS ON FILE
Lodging	ROOF	Internet	Legal Description

FEATURES

Manufacturing	Metal	DOMESTIC WATER	SHOWING INSTRUCTIONS
Mixed-Use	FLOORING	Domestic Water Available	Appointment Required
Office Warehouse	Concrete	Public	Call Listing Office
Professional/Medical	Tile	SEWER	Call Listing Agent
Restaurant	Carpet	Engineered Septic	Electronic Lockbox
Retail Storefront	Laminate	Septic Installed	Use ShowingTime
Retail Warehouse	HEATING FUEL/SOURCE	FENCE	TERMS
Showroom	Electric	Chain Link	Cash
Warehouse	Propane	Security	Conventional
ZONING	HEATING SYSTEM		AVAILABLE FOR AUCTION
Commercial	Other		No

PARCEL/TAX/OA

Parcel ID #	535917300026	Preferred Title Comp.	Other
Realist ID	5359-173-00-026	Possession	At Full Funding
Tax Account ID	R003248	Special Assemnt Y/N	No
Tax Year	2025	Possible Short Sale	No
Total Taxes \$	28,521.20	REO/Lender Owned	No
EM Deposit \$	15000.00	FIPS Code	08083
EM Holder	Title Company	Owners Association(OA)	No
		Covenants Y/N	NO

UTILITIES

Water Supplier	Montezuma Rural Water Company	Electric Supplier	Empire Electric Association, Inc
Water Well	No	Internet Service Y/N	Yes
Sewer Supplier	Septic	Internet Provider	Other
Gas Supplier	Propane		

DIRECTIONS

Directions North on Hwy 145 to Dolores, Property on right side just before intersection to HWY 184.

PROP. DESCRIPTION

Prop. Description/Remarks If you want HIGH VOLUME traffic exposure, "THIS IS IT"!!! Large multiple -use 18,582 Commercial building (12,250 sf finished and attached 6,332 sq. ft. unheated storage area includes working shop /garage and indoor heated archery range). The 6.24 acres is completely with security fenced. Attractive interior as you enter into the reception area with wood and tile plus tongue, groove ceilings and natural gas available. Several offices, one with lots of light from the bay windows, kitchen area and two bathrooms. The large unfinished square footage has 220 wiring, air compressor hook ups and a lighted archery range, upper level has two storage rooms and large overhead garage doors. This is a quality building, worth looking at for that quality business. Call now for your viewing!!!

MARKETING INFO

IDX Include	Y	Client Hit Count	2
Syndicate to Internet	Yes	Agent Hit Count	36
Public MLS Sites Y/N	Yes	VOW Include	Yes
		VOW Address	Yes
		VOW Comment	Yes
		VOW AVM	Yes
		Sign on Property Y/N	Yes
		Geocode Quality	Manually Placed Pin

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions ShowingTime, Call Listing Broker, Call Listing Office.

ADDITIONAL PICTURES



