



INVESTMENT OPPORTUNITY IN THE HEART OF DURANGO

The Sunburst building is steps away from the vibrant crossroads of College Drive / Main Ave. and one short block to the historic Durango-Silverton train depot. The train attracts 225,000 yearly passengers and contributes \$525,000,000+ to our local economy. This dynamic building is prime for redevelopment or long term investment.

**145 E College Drive
Durango, CO 81301**

**4840 SF
0.06 Acres**

PRICE \$1,875,000

**Can be sold as the
building only or
building and adjacent
lot (0.12 total acres) for:
\$2,475,000**

FOR MORE INFORMATION ABOUT THIS PROPERTY



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KEY FACTS

- Listed two ways, just the building or with adjacent lot
- Downtown Durango near many iconic landmarks
- Three current tenants with options to reconfigure

The building has been very well maintained by the owners and tenants, and enjoys a long history of stable occupancy with three renovated leased spaces, two at street level and one upstairs (the businesses are not for sale). There are options to reconfigure the space for more units or merge for larger spaces. The attractive exterior presents unparalleled street and passerby visibility with large showcase windows and lighted space for signage.