



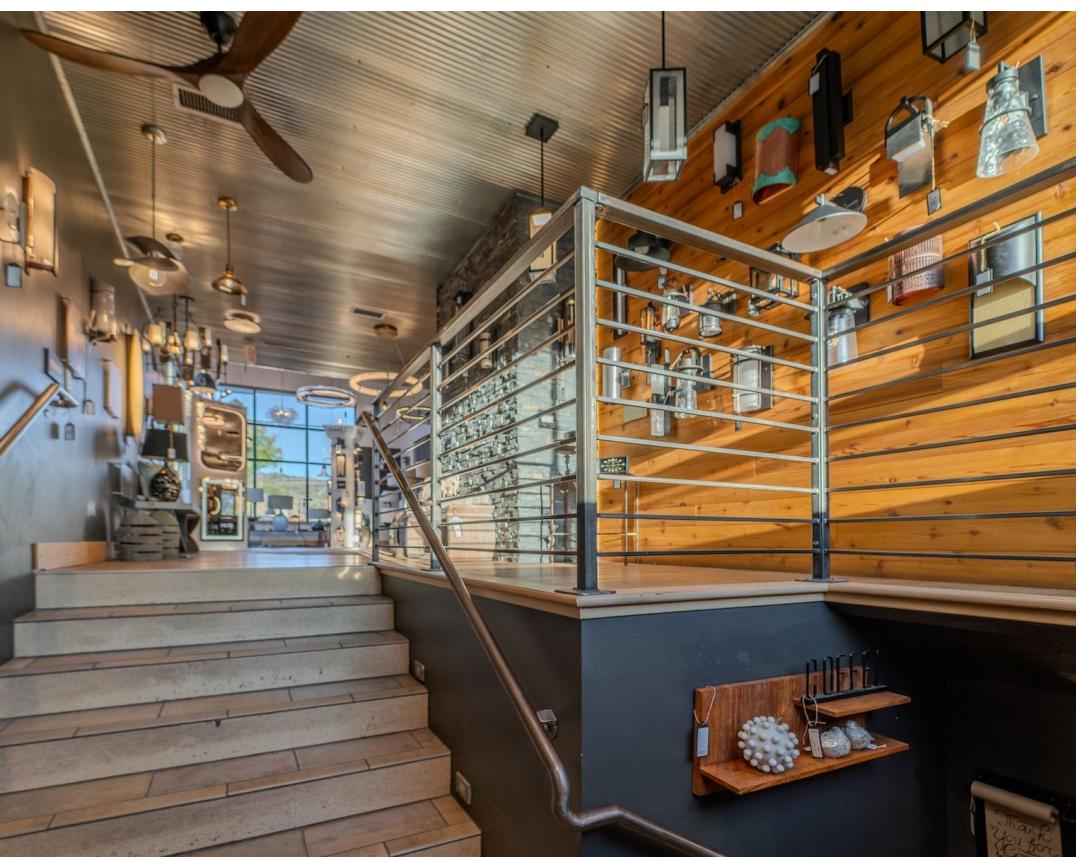
2180 Main Ave  
Colorado, La Plata County, Durango

Legacy Properties West | **Sotheby's**  
INTERNATIONAL REALTY



## 2180 Main Ave

The 2180 Main Ave building in the heart of Durango, Colorado, presents a rare opportunity to acquire a meticulously renovated, premier commercial property. Boasting a long-term NNN lease with a well-established, successful tenant and the option to extend for an additional five years, it provides a stable income stream with a net operating income of \$168,000 and a cap rate of 5.2%. Situated in a vibrant, growing community with a robust local economy, this turnkey investment requires minimal management from the owner. The beautiful, contemporary building meets modern standards, helping to minimize future capital expenditures, making it an ideal addition for investors seeking a high-performing asset in a desirable market.



# 2180 Main Avenue

5,591 SQ. FT. | .5 Acres | 3 BA

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.

MLS # 829559 | Offered at \$3,250,000

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