



SELLER FINANCING AVAILABLE WITH 30% DOWN TO QUALIFIED BUYERS

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RETAIL/FLEX BUILDING FOR SALE OR LEASE

**173 WEST FRONTAGE ROAD
SOUTH FORK, COLORADO 81154**

Nestled in South Fork's majestic mountains, this remarkable 5350 SF property is a versatile haven for entrepreneurs and creatives alike. With its spacious layout and breathtaking views, it's an ideal setting for a variety of businesses. Transform the space into a vibrant coworking hub, a collaborative design collective, or sleek real estate office. For contractors and builders, it offers ample room for offices and meetings. Design enthusiasts will find inspiration in creating an interior design studio that reflects the beauty of the surrounding landscape. And for those with a passion for culinary arts, envision a charming restaurant and brewery where guests can savor delicious meals and craft brews. This property has limitless possibilities in Colorado's south-central San Juan mountains!

Call us for more information and to set up a tour.

TERMS

Address:	173 West Frontage Road, South Fork, Colorado 81154
County:	Rio Grande
Size:	5,350 SF
Lot:	20,909 SF
Price:	\$875,000
Lease Rate:	\$2,500/MO Modified Gross (+ Prorated Utilities)

AMENITIES

1ST LEVEL

- Direct Hwy 160 exposure
- Gas Fireplace in front entry
- Two Fireplaces in designated design rooms (Approx 240 sq ft each)
- Infloor radiant heat with propane boiler (serviced in 2018) + evaporative air cooler
- Accent Lighting + recessed lighting
- All areas wired with cat 5 network cables
- Speaker/ audio system wired throughout building
- Cathedral ceiling wired for chandelier lighting
- In floor electrical outlets throughout
- Full kitchenette: Dishwasher, refrigerator/freezer, microwave, and oven-range + extra storage
- Granite countertops
- Enclosed, private patio to the West (600 sq feet)
- Main level powder bath
- Main level utility closet + wash basin + multi use room
- Main floor is primarily porcelain tile and partial carpet
- Vinyl siding on exterior + asphalt shingle roof
- 1st level tile flooring interchangeable

2ND LEVEL

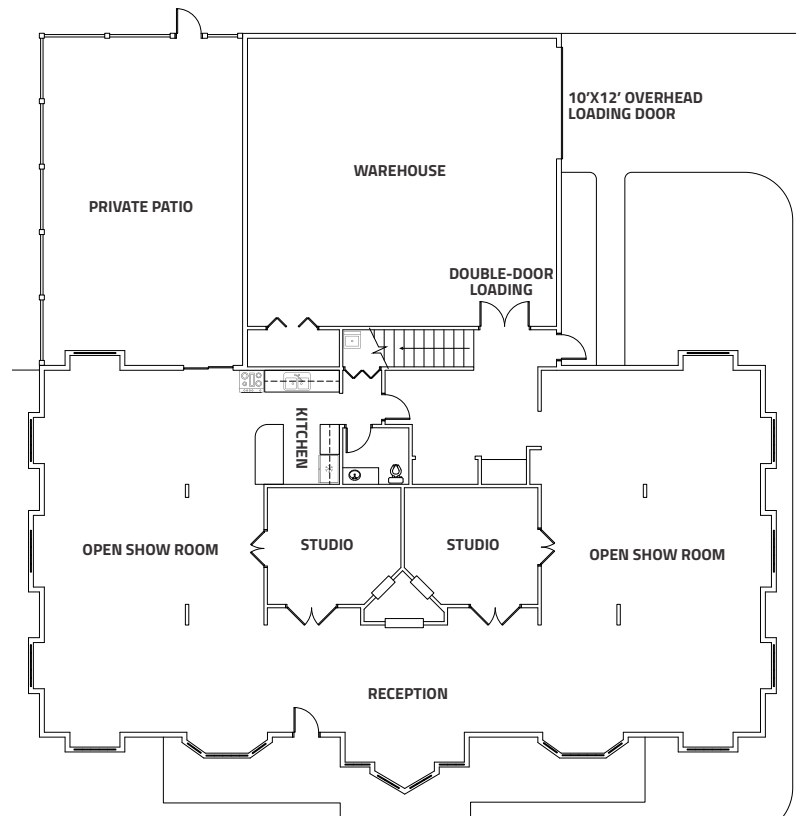
- Mezzanine area overlooking main area
- 2 large office spaces, small storage space, ½ office space, plus additional common area carpeted throughout
- Recently added, ¾ bath with custom tiled, walk in shower - Access to attic

WAREHOUSE SPACE

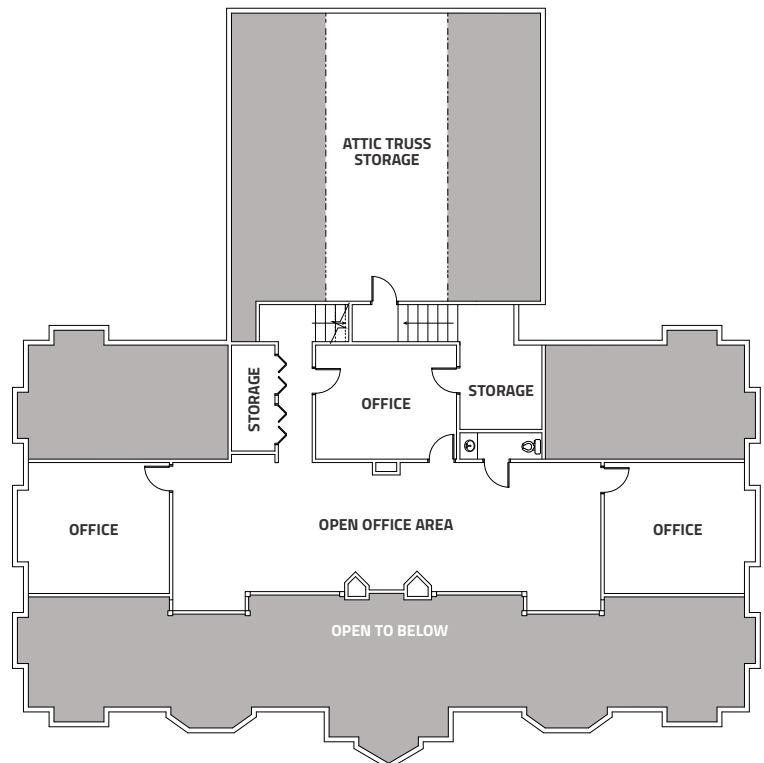
- 950 sq foot, 13' ceiling with overhead propane heater
- Overhead, 12ft garage door
- Storage area + shelving
- Wired for 220 utility hookup
- Access to boiler + hot water heater
- Metal halide warehouse lighting



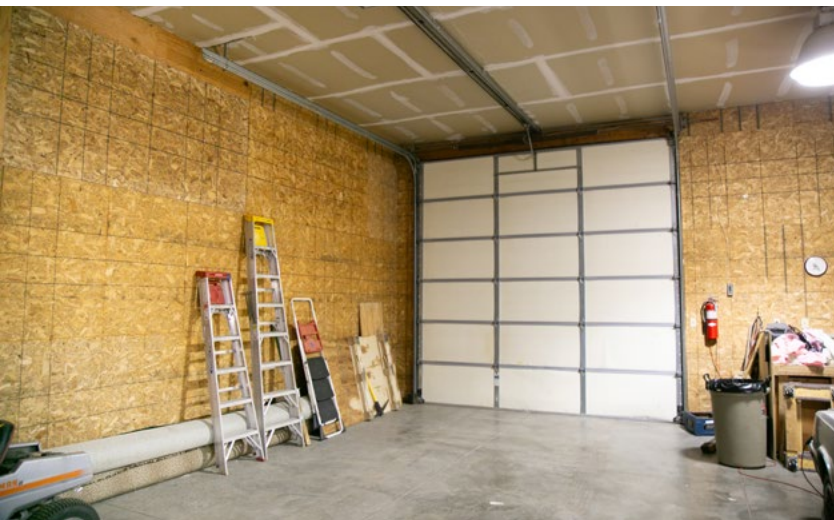
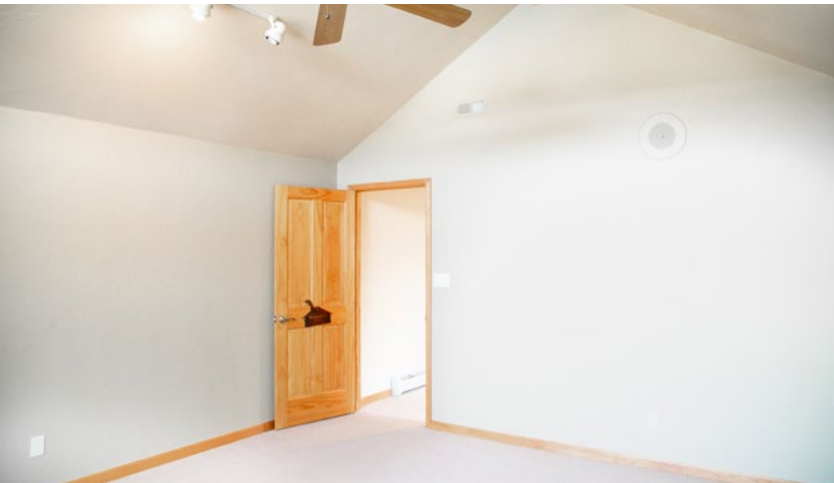
MAIN LEVEL - FLOOR PLAN



2ND FLOOR - FLOOR PLAN



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