



20 Lodge Drive
South Fork, CO 81154

Commercial Building

Offering Summy

Purchase Price: \$359,900

County: Rio Grande

Area: South Fork

Price/SqFt: \$98.87

Finished SqFt: 3640

Property Sub Type: Office

Property Type: Commercial Income

Units: 2

Half Baths: 4

Current Business: Professional/Medical

Covenants: Yes

REO/Lender Owned: No

Domestic Water: Well

Sewer: Septic

Special Assessment: No

Lease Included: No

Tax Year: 2025

Total Taxes: \$9177

Year Built: 1999

MLS # 832591



Property Description

Exceptional opportunity in the heart of South Fork with highway frontage and direct access off Hwy 149. Located at 20 Lodge Drive, this attractive multi-tenant commercial property offers two separate units, excellent visibility, ample paved parking, and a rare drive-through setup in one of the area's most recognizable mountain corridors. The building's versatile layout opens the door to a wide range of potential uses, including professional office, retail, medical or wellness services, coffee shop or quick-service concept, tourism-related business, or a live-work style owner-user investment, subject to zoning and intended use. One suite is currently built out with reception/workspace features and the other offers additional office and service area potential, making the property well-suited for an owner occupant, dual tenancy, or income-producing configuration. Set against a beautiful mountain backdrop, this property combines functionality with strong curb appeal. Customers and clients will appreciate the easy in-and-out access, high visibility location, and generous on-site parking. South Fork's position at the intersection of major travel routes, along with its proximity to recreation, dining, and year-round tourism traffic, makes this a compelling opportunity for businesses looking to establish or expand in a growing mountain market.



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Location Map



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