

PROPERTY ESSENTIALS



Front of Building

MLS # 822103
Status Active
Asking Price \$595,000
Address 30333 US Highway 160
County Rio Grande
City South Fork
State CO
Zip 81154
Area South Fork

Class COMMERCIAL
Type Restaurant
Apx.Total SF 3,837
Total Baths 2.00
List Price/Sqft \$155.07
Apx.Total Acres 1.57
Year Built 1950



LISTING DETAILS

Listing Agent 1 Connie Goodnight - C: 719-580-0246
Listing Office 1 Land Properties, LLC - O: 719-873-1012
Listing Agent License 1 ER100005252
Listing Office License 1 EC100041278
Board Name Pagosa Springs
Listing Agreement Exclusive Right to Sell
Agency Relationship Transaction Broker
Limited Service Y/N No
Showing Service ShowingTime
Price Per SQFT \$155.07
Input Date 3/18/2025 5:02 PM
Update Date 9/19/2025
HotSheet Date 3/21/2025
Input Date 3/18/2025 5:02 PM

Listing Date 3/17/2025
Expiration Date 3/4/2026
Original Price \$595,000
Owner Name Rodriquez
Seller Licensed Y/N No
Exchange/Trade Y/N No
Listed in other Class Y/N No
Sale/Rent For Sale
Days On Market 326
Cumulative DOM 326
Assoc. Doc. Count 0
Picture Count 34
Listing Visibility Type MLS Listing
Update Date 9/19/2025 2:28 PM
Status Date 3/21/2025
Price Date 3/18/2025
Floor Plans Count 0

PROPERTY DETAILS

Water Front No
Water Rights/Irrig. No
Legal/Lot Block 34 Township: 40 Range: 3 FR NW4SW4 SEC 34-40-3 BEG @ NW COR OF PAR WH W4 COR SEC 34 BEARS N 68 DEG 30' W 647.22 FT TH S 59 DE G 48'E 251.5 FT TH S 15 DE 47 MIN W 250.5 FT; TH WLY 64.4 FT ON ARC OF CURVE TO RIGHT WITH RADIUS OF 1850. FT ALG NLY LIMIT OF RTY FOR STATE HWY 149; TH N 21 DEG 55 MIN E, 27.4 FT; TH N 68 DEG 05 MIN W, 215.7 FT; TH N 21 DEG 51 MIN E, 282.3 FT TO PT OF BEG. ELY 7 FT OF SLY 60 FT IS RESERVED AS ACCESS EASEMENT CONT 1.60 AC M/L
Lot Dimension See legal
Zoning commercial
New Construction Y/N No
of Units 3
Floors 1
1/4 Baths 0
1/2 Baths 2
3/4 Baths 0
Full Baths 0
Furnished Furnished
Finished SF 3,837
Total Offices 0
Carpport Y/N No
Railroad Siding /Spur No

Real Estate for Sale Yes
Lease Included No
Property Known As Los Chavalos Mexican Rest
Current Business Los Chavalos Mexican Rest
Inventory Included Yes
Fixtures Included No
Books Available No
CAM Y/N No

FEATURES

CURRENT PROPERTY USE
 Restaurant
POSSIBLE PROPERTY USE

ROOF
 Composition
HEATING SYSTEM

SEWER
 Public Sewer Available
STREET DESCRIPTION/ACCESS

SHOWING INSTRUCTIONS
 Call Listing Agent
AVAILABLE FOR AUCTION

FEATURES

Restaurant	Fireplace	City/Town	No
ZONING	Other	INCLUSIONS	
Commercial	Wood Stove	Inventory	
LOT SIZE/ACERAGE	DOMESTIC WATER	Furniture	
1-1.99	In-House Well	Fixtures	
		Office Equipment	

PARCEL/TAX/OA

Parcel ID #	2134000237	Preferred Title Comp.	Allpine Title
Realist ID	2134000237	Special Assemnt Y/N	No
Tax Year	2024	Possible Short Sale	No
Total Taxes \$	7563.72	REO/Lender Owned	No
EM Deposit \$	5000	FIPS Code	08105
EM Holder	Title Company	Owners Association(OA)	No
		Covenants Y/N	NO

UTILITIES

Water Supplier	Well	Electric Supplier	San Luis Valley Rural Electric Cooperative
Water Well	Yes	Internet Service Y/N	Yes
Sewer Supplier	South Fork Water & Sanitation	Internet Provider	Ciello
Gas Supplier	Propane		

DIRECTIONS

Directions Located in the heart of South Fork, Colorado close to Rainbow Grocery

PROP. DESCRIPTION

Prop. Description/Remarks Turnkey Restaurant & Income Property – Heart of South Fork, CO. Here's a fantastic business opportunity in the thriving mountain town of South Fork, Colorado! Currently operating as a successful Mexican restaurant, this property is being sold turnkey—everything is included, so you can hit the ground running. Located in the heart of South Fork, it offers excellent visibility, easy access, and a loyal customer base. In addition to the commercial space, the property includes two mobile homes at the rear—perfect for employee housing or long-term rentals to generate additional income. South Fork is a growing destination, surrounded by outdoor adventure: Wolf Creek Ski Area is just up the hill, and you're minutes from world-class golf at the Rio Grande Golf & Fishing Resort, hiking and ATV trails, big game hunting in the Rio Grande National Forest, and Gold Medal fishing waters on the Rio Grande River. Whether you're expanding your portfolio or launching your dream business, this property offers location, income potential, and lifestyle all in one. Call today for more details or to schedule a private tour!

MARKETING INFO

IDX Include	Y	Client Hit Count	2
Syndicate to Internet	Yes	Agent Hit Count	45
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	Exact Match

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Call Connie Goodnight with Land Properties LLC 719-580-0246

ADDITIONAL PICTURES



Front of Building



Back of Building



Back of Building



Main Entry



Main Entry



Wet Bar



Dining Area



Dining Area



Dining Area



Dining Area



Dining Area



Dining Area



Dining Area



Dining Area



Dining Area



Dining Area



Bar



Dining Area



Bar



Dining Area



Kitchen



Kitchen



Kitchen



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