

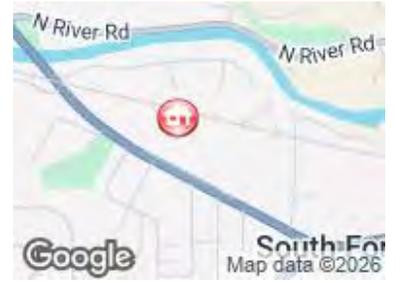
PROPERTY ESSENTIALS



Front of Building

MLS # 822030
Status Active
Asking Price \$325,000
Address 76 Highway 149
County Rio Grande
City South Fork
State CO
Zip 81154
Area South Fork

Class COMMERCIAL
Type Business Opp
 Available
Apx.Total SF 3,136
Total Baths 1.00
List Price/Sqft \$103.64
Apx.Total Acres 1.06
Year Built 1960



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 \$103.64
Input Date 3/16/2025 5:33 PM
Update Date 9/19/2025
HotSheet Date 3/19/2025
Input Date 3/16/2025 5:33 PM

Listing Date 3/16/2025
Expiration Date 3/16/2026
Original Price \$325,000
Owner Name J & M Properties of South Fork
Seller Licensed Y/N No
Exchange/Trade Y/N No
Listed in other Class Y/N No
Sale/Rent For Sale
Days On Market 327
Cumulative DOM 693
Assoc. Doc. Count 0
Picture Count 28
Listing Visibility Type MLS Listing
Update Date 9/19/2025 1:13 PM
Status Date 3/19/2025
Price Date 3/16/2025
Floor Plans Count 0

PROPERTY DETAILS

Water Front No
Water Rights No
/Irrig.
Legal/Lot Block Section: 34 Township: 40 Range: 3 FR NW4SW4 SEC 34 -40-3 DES FOL: BEG @ W4 COR SD SEC 34: TH S 88 DEG 14' E 205.67 FT TO A PT; TH S 01 DEG 13'E 201.55 FT TO NW COR OF TR HEREIN DESC & POB SD TR ; TH S 55 DEG 14' W 2.07 FT TO A PT ON W SIDE LINE OF TR HEREIN DESC; TH S 07 DEG 47"W 317.58 FT TO SW COR OF TR HEREIN DESC (SD COURSE) & DISTANT BEING ID W/ E SIDE LINE OF CARSON TR: TH FOL NLY LIMIT OF HWY 149 RWY S 73 DEG 52' E 37.50 FT TO SE COR OF TR HEREIN DES;TH N 43 DEG 35' E 298.90 FT TO NE COR OF TR...
Lot Dimension 45174 sq ft
Zoning Commerical
New Construction Y/N No
of Units 3
Floors 1
1/4 Baths 0
1/2 Baths 0
3/4 Baths 1
Full Baths 0
Furnished Unfurnished
Finished SF 3,136
Total Offices 0
Carport Y/N No
Railroad Siding /Spur No

Real Estate for Sale Yes
Lease Included No
Inventory Included No
Fixtures Included No
Books Available No
CAM Y/N No

FEATURES

CURRENT PROPERTY USE **ZONING** **AVAILABLE UTILITIES** **DISCLOSURES**

FEATURES

Restaurant	Mixed Use	Internet	Lead Base Paint
POSSIBLE PROPERTY USE	LOT SIZE/ACERAGE	DOMESTIC WATER	Seller's Prop Disclosure
Bar/Lounge	1-1.99	Well-Other	SHOWING INSTRUCTIONS
Convenience Store	FOUNDATION	SEWER	Call Listing Agent
General Office	Crawl Space	Public Sewer Installed	TERMS
Lodging	ROOF	STREET DESCRIPTION/ACCESS	Cash
Manufacturing	Metal	City/Town	Conventional
Other	HEATING FUEL/SOURCE	Paved	1031 Exchange
Professional/Medical	Propane	PARKING	AVAILABLE FOR AUCTION
Restaurant	HEATING SYSTEM	Partially Paved	No
Retail Storefront	Forced Air	On Street	
Showroom	EXISTING UTILITIES	Off Street	
	Sanitary Sewer		
	Electric		

PARCEL/TAX/OA

Parcel ID #	2134000013	Preferred Title Comp.	Allpine Title
Realist ID	2134000013	Special Assemnt Y/N	No
Tax Year	2024	Possible Short Sale	No
Total Taxes \$	4282.84	REO/Lender Owned	No
EM Deposit \$	5000	FIPS Code	08105
EM Holder	Title CO	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 From the intersection of Hwy 160 & Hwy 149, turn onto Hwy 149. Go about 1/8 mile and property will be one the right right off the frontage road.

PROP. DESCRIPTION

Prop. Description/Remarks Exceptional Business Opportunity in Scenic South Fork, Colorado Here's your chance to own a prime commercial property in the heart of South Fork, a vibrant mountain town surrounded by 98% National Forest and endless outdoor adventure. Located in the best spot in town for a restaurant, café, brewery, or retail business, this property offers high visibility, easy highway access, and ample parking—including space for ATVs. With two on-site cabins for housing and room to add more, it's ideal for live-work flexibility or staff accommodations. The seller has begun remodeling the main building and cabins and will provide a detailed list of completed work. Building materials on site are included in the sale, giving you a head start on finishing the project. Enjoy adjudicated well water rights, high-speed fiber optic internet, and unbeatable proximity to top attractions: Wolf Creek Ski Area (just 25 minutes away), Rio Grande Golf & Fishing Resort, and two rivers offering world -class fishing, rafting, and hunting. Whether you're launching a new venture or expanding an existing brand, this property is your gateway to success in one of Colorado's most beautiful and recreation-rich communities. Call today to schedule a tour and bring your vision to life!

MARKETING INFO

IDX Include	Y	Client Hit Count	2
Syndicate to Internet	Yes	Agent Hit Count	41
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	Manually Placed Pin

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



Front of Building



Side of Building



Side of Building

