

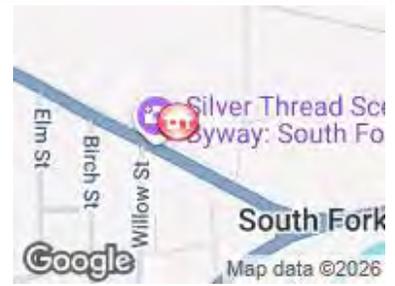
**PROPERTY ESSENTIALS**



Front of Building

**MLS #** 822031  
**Status** Active  
**Asking Price** \$140,000  
**Address** 88 W Hwy 149  
**County** Rio Grande  
**City** South Fork  
**State** CO  
**Zip** 81154  
**Area** South Fork

**Class** COMMERCIAL  
**Type** Business Opp  
 Available  
**Apx.Total SF** 800  
**Total Baths** 1.00  
**List Price/Sqft** \$175.00  
**Apx.Total Acres** 0.19  
**Year Built** 1925



**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** \$175.00  
**Input Date** 3/16/2025 5:37 PM  
**Update Date** 9/19/2025  
**HotSheet Date** 3/19/2025  
**Input Date** 3/16/2025 5:37 PM

**Listing Date** 3/16/2025  
**Expiration Date** 3/16/2026  
**Original Price** \$140,000  
**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** 641  
**Assoc. Doc. Count** 0  
**Picture Count** 12  
**Listing Visibility Type** MLS Listing  
**Update Date** 9/19/2025 2:11 PM  
**Status Date** 3/19/2025  
**Price Date** 3/16/2025  
**Floor Plans Count** 0

**PROPERTY DETAILS**

**Water Front** No  
**Water Rights/Irrig.** No  
**Subdv Name** None  
**Legal/Lot Block** Section: 34 Township: 40 Range: 3 FR NW4SW4 SEC 34-40-3 BEG @ NW COR OF TR WH W4 COR SEC 34 BEARS N 16 DEG 50.5'W 407.61 FT; TH N 89 DEG 25'E 65 FT WH COR IS PT ON ELY LINE OF TR IN BK 250 PG 378; TH S 7 DEG 53' W 135.78 FT AL ELY LINE TR @ BK 250 PG 378 WH COR IS PT NLY HWY 149 RTY; TH NWLY 65.4 FT AL ARC OF CURVE TO R AL NLY LIM HWY RTY RAD OF ARC BEING 1850 FT & CH WH ARC BEARS N 71 DEG 30' W 65.41 FT; TH N 7 DEG 53' E 114.16 FT TO POB CONT 0.185 AC M/L  
**Lot Dimension** .4 ac  
**Lot Dim. Source** assessor  
**Zoning** commercial  
**New Construction Y /N** No  
**# of Units** 1  
**# Floors** 1  
**1/4 Baths** 1  
**1/2 Baths** 0  
**3/4 Baths** 0  
**Full Baths** 0  
**Furnished** Unfurnished  
**Finished SF** 800  
**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**  
 General Office

**ROOF**  
 Metal

**DOMESTIC WATER**  
 Well-Other

**DISCLOSURES**  
 Lead Base Paint

## FEATURES

### POSSIBLE PROPERTY USE

Convenience Store  
General Office  
Manufacturing  
Other  
Professional/Medical  
Retail Storefront

### ZONING

Commercial

### LOT SIZE/ACERAGE

Less than 1/2

### FOUNDATION

Crawl Space

### PARCEL/TAX/OA

**Parcel ID #** 2134000076  
**Realist ID** 2134000076  
**Tax Year** 2024  
**Total Taxes \$** 1444.44  
**EM Deposit \$** 3000  
**EM Holder** Title Co

### FLOORING

Carpet

### HEATING FUEL/SOURCE

Propane

### HEATING SYSTEM

Other

### EXISTING UTILITIES

Sanitary Sewer  
Electric  
Internet  
Propane-Tank Leased

### SEWER

Public Sewer Installed

### FENCE

Privacy

### STREET DESCRIPTION/ACCESS

State Highway  
City/Town  
Paved  
50'-75' Frontage

### PARKING

Paved

### INCLUSIONS

Propane-Tank Leased

Seller's Prop Disclosure

### SHOWING INSTRUCTIONS

Call Listing Agent

### TERMS

Cash  
Conventional  
1031 Exchange

### AVAILABLE FOR AUCTION

No

## UTILITIES

**Water Supplier** None  
**Water Well** No  
**Sewer Supplier** South Fork Water & Sanitation  
**Gas Supplier** Propane

**Electric Supplier** San Luis Valley Rural Electric Cooperative  
**Internet Service Y/N** Yes  
**Internet Provider** Ciello

## DIRECTIONS

**Directions** From Hwy 160 in South Fork, turn onto Hwy 149. Property is located on the right in the heart of South Fork next to Wolf Creek Liquor.

## PROP. DESCRIPTION

**Prop. Description/Remarks** Prime Commercial Opportunity in the Heart of South Fork, Colorado. Location is everything, and this versatile commercial building delivers! Situated in the center of South Fork with high visibility and easy access from Hwy 149, this property offers unlimited potential for your next business venture. Whether you're launching a retail shop, office, or creative space, you'll benefit from ample parking, a new roof, new siding, and a new electrical meter and box—all recently updated. The front door has been repositioned to better suit retail flow, and remodel materials on site are included in the sale to help you finish your vision. Previously home to a florist and a real estate office, the space includes a bathroom and room to expand. Best of all, the seller will pay for a new well, ensuring independent water access. Don't miss this rare chance to own a commercial gem in one of Colorado's most scenic and growing mountain towns. Call today for more information or to schedule your private tour!

## MARKETING INFO

**IDX Include** Y  
**Syndicate to Internet** Yes  
**Public MLS Sites Y/N** Yes

**Client Hit Count** 2  
**Agent Hit Count** 42  
**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



