

## Property Fact Sheet

04/24/2009 04:26 PM



Address: **468 Lewis Street**  
**Pagosa Springs, CO 81147**

Address 2:

Price: **\$5,500**MLS #: [623132](#)Status: **Active**Area: **PS01 (Old Pagosa Springs)**

Current Business:

Approx Total SF: **3727**

Parking Spaces:

Historic Building in downtown Pagosa Springs. Completely renovated in 1996 for Piano Creek Sales office. Recently used as Log Park Furniture & Decor. 2100 sq ft of storage is included with lease. 2 bedroom 1700 sq ft apartment available on property above storage call listing office for details. One of a kind....use your imagination. CALL FOR SHOWING AND ADDITIONAL INFORMATION.

Directions: hwy 160 to Lewis St

### Location and Utilities

County	<b>Archuleta</b>	Zoning	<b>commercial</b>
Subdv #		Map Horizontal	
Subdv Name		Map Vertical	
Sewer Supplier or Septic	<b>Town of Pagosa Springs</b>		
Gas Supplier	<b>Source</b>		
Electric Supplier	<b>LPEA</b>		
Water Supplier	<b>Town of Pagosa Springs</b>		
Property Known As			
Railroad Siding	<b>No</b>		
Real Estate for Lease	<b>Yes</b>		
Real Estate for Sale	<b>No</b>		

### Square Footage Info

Main SF	<b>3727</b>
Upper SF	
Lower SF	
Basement SF	
Office SF	
Warehouse SF	
Approx Total SF	<b>3727</b>

### Property Features

BUILDING USE	<b>General Office, Professional /Medical Ofc., Office Warehouse, Restaurant, Bar , Retail Storefront, Retail Warehouse, Showroom, Other, Mixed Use</b>
SUB -STRUCTURE	<b>Slab</b>
ZONING	<b>Business, Commercial</b>
HEATING SOURCE	<b>Natural Gas</b>
HEATING SYSTEM	<b>Forced Air</b>
LIGHTING	<b>Incandescent</b>
ROOF	<b>Rolled Asphalt</b>
FLOOR TYPE	<b>Hardwood</b>
EXISTING UTILITIES	<b>Sanitary Sewer, Water, Gas, Electric, Telephone</b>

### Property Information

Year Built	<b>1910</b>	Finished SF	<b>3727</b>
Apx.Total Acres	<b>0.00</b>	Entry Only Y/N	<b>No</b>
# Units	<b>1</b>	Furn/Fixt/Equip	
# Floors	<b>1</b>	Lease Type	<b>triple net</b>
Lot Dimension	<b>see plat</b>	Remaining Term in Months	<b>submi</b>
Lot Dim. Source	<b>plat</b>	Approx Inv	
Current Business		EBITDA \$	
Year Started		Air Condition	<b>yes</b>
Desc. Of Business		Bldg Construction	<b>block</b>
CAM Y/N	<b>No</b>	Heat Type	<b>f/a</b>
Monthly CAM Charges	<b>n/a</b>	Amperage	
Monthly Insurance Charges	<b>tenant</b>	Volts	
		Ceiling Height	<b>10.</b>
		# Dock Hi Doors	
		# Overhead Doors	
		American Disabil Act Y/N	

Legal/Lot Block: **TOP B 19 Lots 12 & 13**

### Additional Features

TENANT PAYS	<b>Electric, Gas, Sewer/Water, Trash, Snow Removal, Building Insurance, Real Estate Taxes, Interior Maintenance, Ext Maintenance (Bldg), Ext Maintenance (Grounds), Janitorial, Utilities</b>
PARKING	<b>20 + Total Spaces</b>
DOCUMENTS ON FILE	<b>Plot Plan/Plat/Survey, Legal Description</b>

Listing Office: [Dutton Creek Realty](#)List Agent: [Roger Horton](#)

This information is deemed reliable, but not guaranteed.

Pictures



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