

PROPERTY ESSENTIALS



MLS #	835726	Class	COMMERCIAL
Status	Active	Type	Other
Asking Price	\$2,750,000	Apx.Total SF	50,350
Address	400 County Road 982	Total Baths	0.00
County	Archuleta	List Price/Sqft	\$54.62
City	Arboles	Apx.Total Acres	3.60
State	CO	Year Built	2013
Zip	81121		
Area	PS11 (Navajo Lake)		



Map data ©2026



LISTING DETAILS

Listing Agent 1 Katri Annast - C: 970-903-3902
Listing Office 1 RE/MAX Pinnacle - O: 970-259-2255
Listing Agent License 1 FA100067926
Listing Office License 1 EC100033783
Board Name Durango Area Assn of Realtors
Listing Agreement Exclusive Right to Sell
Agency Relationship Seller's Agent
Limited Service Y/N No
Showing Service ShowingTime
Price Per SQFT \$54.62
Input Date 6/8/2026 8:05 PM
Update Date 6/11/2026
HotSheet Date 6/11/2026
Input Date 6/8/2026 8:05 PM
Listing Agent 2 FA40001373

Listing Agent 2 Mary M Rigby
Listing Office 2 RE/MAX Pinnacle - O: 970-259-2255
Listing Agent License 2 FA40001373
Listing Office License 2 EC100033783
Listing Date 6/8/2026
Expiration Date 12/8/2026
Original Price \$2,750,000
Owner Name Cavanaugh
Seller Licensed Y/N No
Exchange/Trade Y/N No
Listed in other Class Y/N No
Sale/Rent For Sale
Days On Market 3
Cumulative DOM 3
Assoc. Doc. Count 1
Picture Count 29
Listing Visibility Type MLS Listing
Update Date 6/11/2026 9:46 AM
Status Date 6/11/2026
Price Date 6/8/2026
Floor Plans Count 0
Listing Agent 1 FA100067926

PROPERTY DETAILS

Water Front No
Water Rights/Irrig. No
Legal/Lot Block Lot 8X, being a consolidation of Lots 5, 6, 7, 8, 9, 10, 11, and 12, Block 1 in PIEDRA PARK SUBDIVISION NO. 2, according to the plat thereof filed for record August 13, 1963 as Reception No. 64259 and pursuant to Resolution No. 2008-015, A Resolution Approving the Consolidation of Certain Lots in Archuleta County, Colorado, filed for record March 24, 2008 as Reception No. 20802059.
Lot Dimension 3.60 acres
Lot Dim. Source Assessors
Zoning COMMERCIAL & RESIDENTIAL
New Construction Y/N No
of Units 148
Floors 1
1/4 Baths 0
1/2 Baths 0
3/4 Baths 0
Full Baths 0
Furnished Unfurnished
Finished SF 50,350
Total Offices 0
Warehouse SF 50,350
Carport Y/N No
Railroad Siding/Spur No

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

FEATURES

CURRENT PROPERTY USE	BUYER TYPE	DOMESTIC WATER	TERMS
Warehouse	Owner User	Public	Cash

FEATURES

Industrial	Investor	STREET DESCRIPTION/ACCESS	Conventional
POSSIBLE PROPERTY USE	Either	Paved	AVAILABLE FOR AUCTION
Warehouse	ROOF	SHOWING INSTRUCTIONS	No
ZONING	Metal	Appointment Required	
Commercial	EXISTING UTILITIES	With List Agent Present	
LOT SIZE/ACERAGE	Water		
2-4.99	Electric		

PARCEL/TAX/OA

Parcel ID #	616117101017	Preferred Title Comp.	Colorado Title & Closing Services, LLC
Realist ID	616117101017	Special Assemnt Y/N	No
Tax Account ID	R017557	Possible Short Sale	No
Tax Year	2025	REO/Lender Owned	No
Total Taxes \$	15095.28	FIPS Code	08007
EM Deposit \$	100,000	Owners Association(OA)	No
EM Holder	CTS	Covenants Y/N	NO

UTILITIES

Water Supplier	Piedra Park Metropolitan District	Electric Supplier	La Plata Electric Association
Water Well	No	Internet Service Y/N	No
Sewer Supplier	None		
Gas Supplier	None		

DIRECTIONS

Directions From Highway 151 in Arboles, head southeast on CR 982. Continue approximately 1 mile; the property will be on the left.

PROP. DESCRIPTION

Prop. Description/Remarks LAKEVIEW STORAGE | ESTABLISHED SELF-STORAGE & BOAT/RV STORAGE INVESTMENT Exceptional opportunity to acquire Lakeview Storage, an established self-storage and boat/RV storage facility serving the Navajo Reservoir recreation market in Southwest Colorado. The facility has a long-standing customer base and a proven operating history, making it an attractive investment opportunity. Strategically located in Arboles, Colorado, the facility is approximately one mile from Navajo State Park, the public boat ramp, RV park, and the recreational amenities surrounding Navajo Reservoir. The property's proximity to the lake provides convenient storage for boat owners seeking quick access to the water and contributes to continued demand for boat and RV storage. Situated on approximately 3.6 fenced acres, the property consists of 148 storage units totaling approximately 50,350 square feet of enclosed storage space. Improvements were constructed between 1992 and 2022 and feature durable steel I-beam commercial construction designed for long-term performance and low maintenance. Seller reports current occupancy of approximately 93%. The facility has maintained a strong year-round occupancy history and serves local residents as well as seasonal visitors from Durango, Pagosa Springs, and the surrounding Four Corners region. Current storage inventory and monthly rental rates include: • 40 Boat/RV Units – 12' x 35' Gravel Floor — \$150/month • 70 Boat/RV Units – 11' x 30' Gravel Floor — \$135/month • 13 Mini-Storage Units – 10' x 30' Concrete Floor — \$110/month • 16 Mini-Storage Units – 10' x 25' Concrete Floor — \$95/month • 6 Mini-Storage Units – 10' x 30' Gravel Floor — \$75/month • 3 Mini-Storage Units – 10' x 25' Gravel Floor — \$70/month • 12 Outdoor Storage Spaces — \$35/month The facility is designed for efficient operation with limited onsite management requirements, making it suitable for both local and absentee ownership. Its established operating history, diverse unit mix, strong occupancy, and location near one of Colorado's premier boating destinations position Lakeview Storage as a well-maintained commercial asset with income-producing potential. Conveniently located between Durango and Pagosa Springs, Lakeview Storage benefits from demand generated by area residents, outdoor recreation enthusiasts, and visitors to Navajo Reservoir.

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark The property is served by a single water meter and a single electric meter. Non-disclosure agreement available in the Associated Documents.

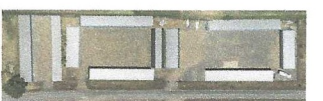
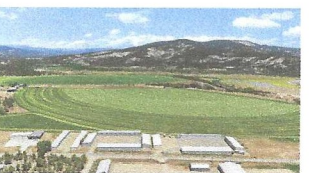
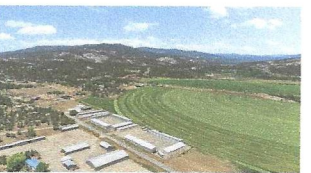
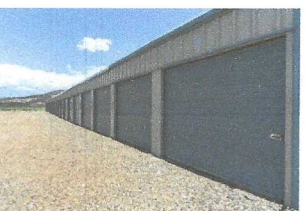
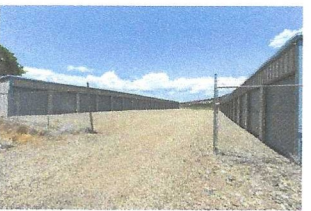
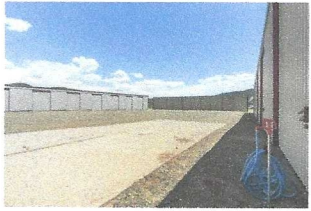
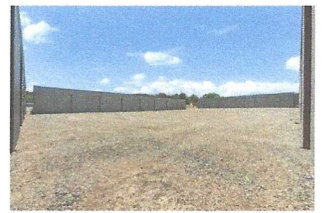
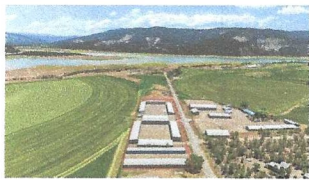
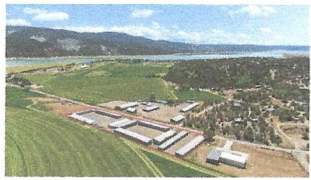
MARKETING INFO

IDX Include	Y	Client Hit Count	2
Syndicate to Internet	Yes	Agent Hit Count	46
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 All showings are agent accompanied.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.