

MLS # 837390

CUSTOMIZED CLIENT FULL DETAIL - COMMERCIAL



Front of Building



Status UC/Sale Pending
MLS # 837390
Class COMMERCIAL
Type Multi-Use
Address 543 Sower Drive
Unit/Suite #
City Bayfield
County La Plata
Zip 81122
Area Bayfield In Town
Subdv Name Bayfield Center

Asking Price \$1,085,000
Apx.Total SF 9,434
Apx.Total Acres 1.32
Lease Included No
Real Estate for Sale Yes
Parking Spaces
Carport Y/N No
Carport Spaces
Total Baths 3.00

Virtual Tour: Non Branded Virtual Tour

PROPERTY DETAILS

Property Known As		Zoning	Commercial
Year Built	2005	Legal/Lot Block	Subdivision: BAYFIELD CENTER SUB Lot: 20 543
Lot Dimension	219 ft x 267 ft		SOWER DR BAYFIELD 81122
Lot Dim. Source	LPC GIS	Enterprise Zone Y/N	
# of Units	1	Water Supplier	Town of Bayfield
Finished SF	9,434	Sewer Supplier	Town of Bayfield
Basement SF		Gas Supplier	Atmos Energy
Office SF		Electric Supplier	La Plata Electric Association
Warehouse SF	6,224	Net Operating Income \$	
Fixtures Included	No	Gross Scheduled Income \$	
Inventory Included	No	Gross Annual Expenses \$	
Books Available	No	CAM Y/N	No
Loading Dock	No	Monthly CAM Charges	
Railroad Siding/Spur	No	Monthly Insurance Charges	
		EBITDA \$	

PROPERTY DESCRIPTION / REMARKS

Incredible commercial value! Asking just \$1,085,000 for 9,434 square feet of offices, warehouse, kitchen, conference room, 3 bathrooms and large entry lobby space on 1.32 acres! This commercial building is centrally located in "Bayfield Center" just north of US Highway 160 and east of County Road 501. Bayfield's fast growing commercial core with established businesses all around that include: offices, automotive, bank, retail, restaurants, fire district, equipment rental, school, fitness, veterinary, medical/dental, floral, salon and more. The spacious 6,224 square feet of heated warehouse includes a large workroom, storage room, 86 ft x 10 ft mezzanine storage space, a half bath and a work sink that could provide potential for a variety of uses. Ideal commercial uses in this space with 29 parking spaces could include shipping, retail, warehouse, storage, industrial, offices/business operations, contractor "yard" or some combination of mixed uses. Three 14 foot high garage doors in a space approximately 25 feet high allows plenty of room for commercial vehicles. In the front portion of the building are 8 partially furnished large offices, each with a window for natural lighting. The conference room includes a 12 ft x 5 ft conference table and 10 chairs for large business meetings. The full kitchen includes a 5 burner range/oven, full size stainless steel refrigerator, microwave and dishwasher as well as a table and 4 chairs. Men's and Women's restrooms just off the lobby are a nice amenity for staff and clients.

FEATURES

ZONING	Commercial, Industrial	HEATING FUEL/SOURCE	Natural Gas
CURRENT PROPERTY USE	General Office, Office Warehouse, Warehouse, Special Use, Industrial	HEATING SYSTEM	Forced Air
POSSIBLE PROPERTY USE	Automotive, General Office, Manufacturing, Mixed-Use, Multi-Flex/R & D, Office Warehouse, Other, Retail Warehouse, Showroom, Special Use, Warehouse	COOLING	Evaporative Cooler, Central A/C
LOT SIZE/ACERAGE	1-1.99	EXISTING UTILITIES	Natural Gas, Electric, Internet
STREET DESCRIPTION /ACCESS	City/Town, Paved, 50'-75' Frontage	DOMESTIC WATER	Public
FOUNDATION	Slab, Concrete	SEWER	Public Sewer Installed
FLOORING	Concrete, Carpet	INCLUSIONS	Furniture
ROOF	Metal, Architectural Shingles		
LIGHTING	Fluorescent		
FENCE	Chain Link		

PARCEL / TAX / HOA

Parcel ID # 567702414004
Tax Account ID R422737
Tax Year 2026
Total Taxes \$ 21732
Special Assemnt Y/N No

Covenants Y/N YES
Owners Association(OA) Yes
OA Name Bayfield Center
OA Fees TBD
OA Fees Frequency Unknown

SOLD INFO

Sold Price
Sold Price/Sqft
Contract Date 7/31/2026
Closing Date 9/18/2026
How Sold
Concession Amount/Remarks
Additional Comments

Selling Agent 1 - Agent Name
Selling Office 1 - Office Name
Selling Agent 2 - Agent Name
Selling Office 2 - Office Name

