

# \$2,375,000 - 1791 Nm-173 Aztec Highway, Navajo Dam

MLS® #202340273

**\$2,375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 8.11 Acres

N/A, Navajo Dam, NM

Abe's™ Motel and Fly Shop has been a staple of the NM fly fishing scene on the trout mecca that is the Quality Waters of the San Juan river since 1958. This successful and iconic family-owned business includes a fully stocked fly shop, 56- room motel, RV park, grocery store, gas station, restaurant and lounge conveniently located just below the Navajo Dam in northern NM. Abe's™ is located on 8.11 acres in the high desert beauty of San Juan County, NM. Surrounded by pinion-covered high mesas and valleys, the sunrises and sunsets are breathtaking with colors that have to be seen to be believed. Included in the sale is a 3/2 on-site cottage with approximately 1500sqft of living space. Abe's™ is ready for a new owner to make this place their own dream come true. It is set up and ready for an easy transition into re-opening. This property would be ideal for Airbnb and or VRBO. The location is ideal for all the fishermen who come to this world-renowned area, which is why the business has been successful for more than six decades. The rooms will come as shown including all furnishings, linens, and towels. The restaurant was one of the few in the area, and a popular spot for those traveling through, staying onsite or spending the day fishing. The restaurant was well known for their box lunches, which were a favorite of fishermen who needed something on the go. The lounge is a wonderful gathering spot for after a long day of fishing. It's™ a place to come



together with your friends or meet new ones, and share the stories the day has brought. It is a cozy and comfortable place decorated with pictures and heirlooms of Abe's history. The fly shop has everything an angler would need and want for a trip to the San Juan or the reservoir. It's the place to come with for fishing advice and to make sure you've got the right fly for the season. The shop being one of the only shops around it was a one stop shop for any angler. Abe's is ready for its new owners to carry on the legacy.

Built in 1963

**Listing Details**

Listing Agent	Lauren Fichtl
Listing Office	Hayden Outdoors Real Estate

**Essential Information**

MLS® #	202340273
Price	\$2,375,000
Bathrooms	0.00
Acres	8.11
Year Built	1963
Type	Commercial Sale
Sub-Type	Retail
Status	Active

**Community Information**

Address	1791 Nm-173 Aztec Highway
Area	75-San Juan County
Subdivision	N/A
City	Navajo Dam
County	San Juan
State	NM
Zip Code	87419

**Amenities**

Utilities	Electricity Available
-----------	-----------------------

## Additional Information

Date Listed July 26th, 2023

Days on Market 809



The data relating to real estate for sale in this Website comes in part from the Internet Data Exchange ("IDX") program of Santa Fe Association of REALTORS®, Inc. from a copyrighted compilation of listings. Real estate listings held by brokers other than NM home Team Realty are marked with the IDX Logo. All data in this Website is deemed reliable but is not guaranteed accurate, and should be independently verified. The information provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All properties are subject to prior sale or withdrawal. All Rights Reserved.