

**COMMERCIAL BUILDING AT CORNER OF MAIN ST AND HWY 65**  
**Downtown Cedaredge**  
**105 S Grand Mesa Drive | Cedaredge, CO 81413**



Formerly a Bank, this commercial building has been well maintained and is located on the signalized corner of downtown Main Street and Highway 65, the gateway to the Grand Mesa. This 3,657 ± square foot single story building has many unique features such as a secure vault area, a vault storage area, drive thru window, counters, private offices, nice size kitchen/lounge area, lots of storage and plenty of off-street parking.



This would be ideal for specialty businesses such as: a liquor store; a pawn retail shop; real estate store; development/engineering office; insurance office; art gallery with private rooms; a co-op shared office space; outdoor sports retail center and more. Restrictions exist for any bank, credit union, or similar business, plus a c-store with/without gas. Call for details on restrictions.

Fantastic location, monument sign and building signage allows for great exposure. Modified gross lease where Tenant pays shared utilities including electric, gas, water, sewer, and trash. Tenant(s) responsible for snow removal.

**Now For Sale: \$380,000 -OR-  
Lease Unit A for \$1,450/month + Utilities | Lease Unit B for \$1,125/month + Utilities**

300 Stafford Lane, Suite 30212  
Delta, Colorado 81416  
[www.GrandMesaRES.com](http://www.GrandMesaRES.com)

**GRAND MESA**  
**REAL ESTATE SERVICES**  
Commercial . Residential . Management

Lucinda Stanley, CCIM, Broker/Owner  
970-201-2152  
[Lucinda@GrandMesaCRE.com](mailto:Lucinda@GrandMesaCRE.com)

*Information provided is deemed reliable but not guaranteed by the Brokers.  
It is advised to verify all information and/or obtain professional advice. Price and terms may change without notice.*

## Building Facts

Parcel Number	319329100018
MLS Lease Listings	789710   802371
MLS Sale Listing	803369
Zoning	Commercial—Business 1
Address	105 S Grand Mesa Drive Cedaredge, CO 81413
Built	1975
Renovations/ Upgrades	Unknown. Tenant buyer or leasing building in “as is” condition
Square Footage*	3,657
Parking	11 ± off street parking stalls with H/C
Acreage*	.487
Building	Single story with double drive thru, canopy over 1 drive thru, night deposit drop
Built out	5 private offices, 2 small viewing rooms, large open lobby, teller counters, large work room, electric/storage room; large storage room w/ night drop, large storage vault in back, safe deposit / cash vault, men’s and women’s restrooms with large kitchen and lounge.
Utilities	Water/Sewer—Town of Cedaredge Electric—DMEA Gas—Black Hills Energy
Heating	Forced Air
Cooling	Central Air
Property Taxes	\$5,144.80 (2022)
Available Square Footage	Unit A (front) 2,082± Unit B (back) 1,575± Total Rentable SF 3,657±
Use Restrictions	Restriction on: retail bank, credit union, savings & loan, money store, mortgage or loan origination, branded ATM machine. Etc.  Restriction on C-Store with or without gas.  Call for a copy of the Restrictions.

\*Obtained from the Delta County Tax Assessor’s Records.  
Buyer to verify Square Footage.

## Lease Terms

Unit A (front half)	<ul style="list-style-type: none"> <li>• 2,082± rentable SF for lease</li> <li>• \$1,450 per month + shared utilities</li> <li>• Minimum 3 year lease term with 3% annual increase</li> <li>• Private Entrance</li> <li>• Shared kitchen and restrooms</li> </ul>
Unit B (back half)	<ul style="list-style-type: none"> <li>• 1,575± rentable SF for lease</li> <li>• \$1,125 per month + shared utilities</li> <li>• Minimum 3 year lease term with 3% annual increase</li> <li>• Private Entrance</li> <li>• Shared kitchen and restrooms</li> <li>• Drive-Thru Window &amp; Vault</li> </ul>
NNN Expenses (Shared)	<ul style="list-style-type: none"> <li>• Electric</li> <li>• Gas</li> <li>• Water</li> <li>• Sewer</li> <li>• Trash pick up</li> <li>• Snow removal</li> </ul>



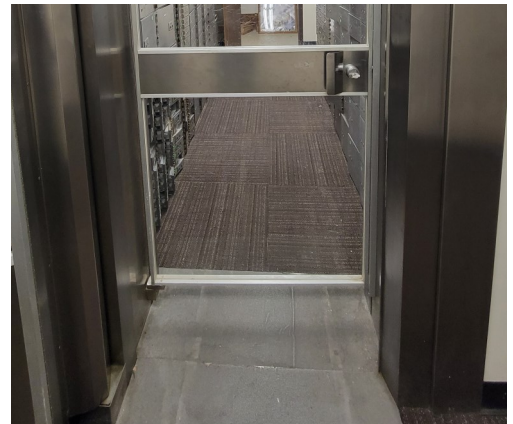
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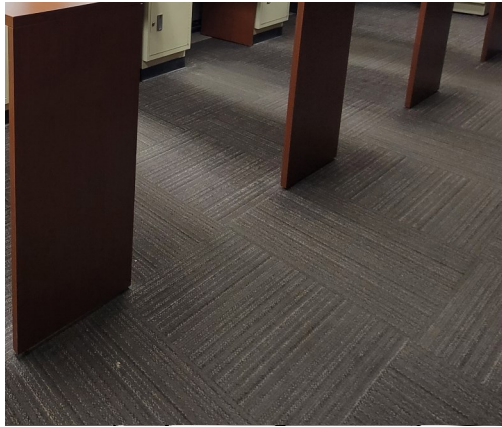
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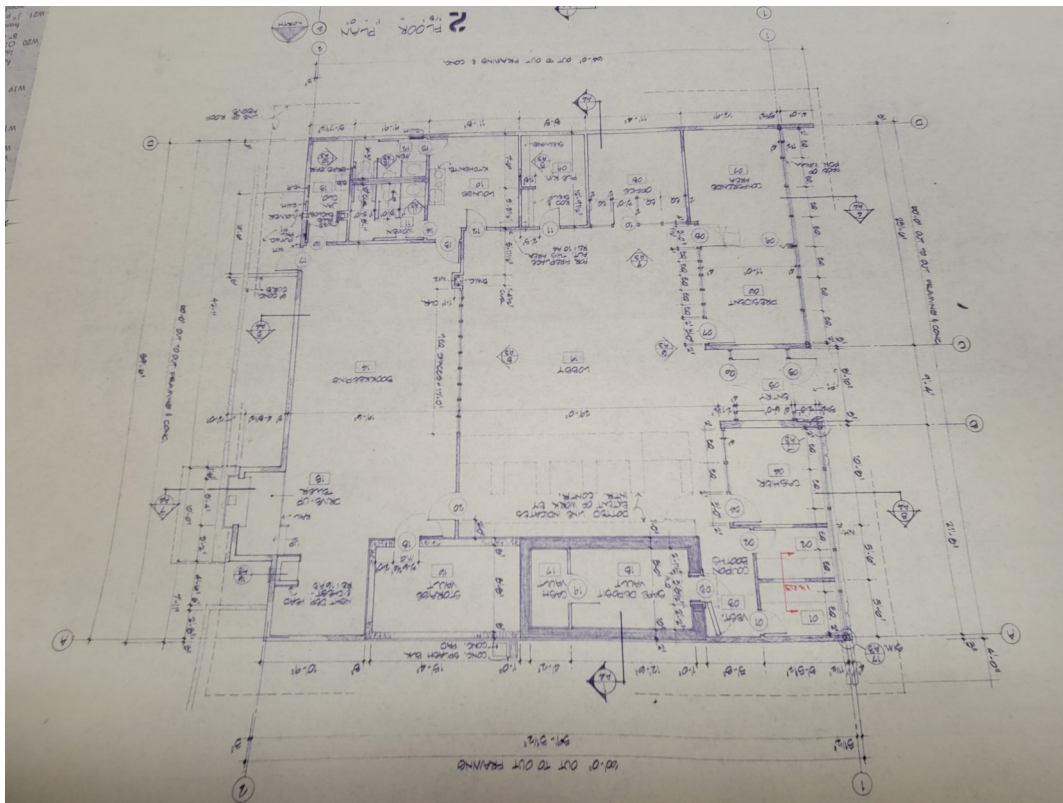
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## Cedaredge, Colorado

Elevation 6,264  
Population 2,412 (2019)



Aptly named for residing at the "edge of the cedars" of the Grand Mesa, the town of Cedaredge was officially incorporated on March 25, 1907. Cedaredge is the "Gateway to the Grand Mesa" and is filled with outdoor activities for enthusiasts of all interests including fishing, hiking, snowmobiling, cross-country skiing, camping and hunting. Cedaredge is also home to Pioneer Town, a 19th-Century western village complete with board walk, frontier museum and over 20 original or reconstructed buildings, including a jail, schoolhouse, saloon and blacksmith's shop.

## The Grand Mesa



Well known as the world's largest flat top mountain, Grand Mesa needs to be at the top of your list of "places to see." This mountain has so much to offer everyone, from local residents and travelers of the Western Slope, to all the magnificent wildlife that depend on the natural resources of the land. It reaches into the sky at over 11,000 feet, and including the Grand Mesa National Forest, spreads across 564 square miles.

One of the best features it has to offer its admirers is The Grand Mesa National Scenic Byway 65, which is open year round. You can witness some of the most glorious views from this 63-mile highway that will wind you through a perfectly painted picture of Mother Nature at her best. Each of the four seasons presents its own individual beauty and activities for the true nature lover.

Open from early June through late September, depending on the

snowfall, the Crag Crest National Recreation Trail is a must for the one who truly wants to experience the grandeur that the mesa has to offer. This trail alone can provide scenery that exposes at least 10 million years of the Grand Mesa's history. Volcanic action, glaciations, uplift, deposition, and erosion are just some of the geological processes which created this incredible mountain over the last several hundred million years.

*For more information on the Grand Mesa, go to [www.cedaredgechamber.com](http://www.cedaredgechamber.com)*

## Delta, Colorado

Elevation 4,953 ft. | Population 6,954



### History:

The City of Delta, the namesake and seat of Delta County, was originally set up as a trading post for Ute Indians and the new settlers from the east. Delta is situated where the Uncompahgre and Gunnison Rivers come together.

Delta County was created by the Colorado legislature on February 11, 1883. The county was named for the City of Delta, which gets its moniker for its location on the delta of the Uncompahgre River. Delta County's story is about the pioneers of agriculture, mining, land and water development. Delta County is home to the communities of Austin, Cory, Delta, Eckert, Cedaredge, Crawford, Orchard City, Hotchkiss and Paonia.

### What to Do:

Historical attractions include Ft. Uncompahgre, a reconstruction of the original trading post used by traders, trappers and Native Americans, the Delta County Historical Museum, and Delta's murals. Four high adventure and outdoor enthusiasts, hike the designated Dominguez/Escalante National Wilderness Areas and the Grand Mesa, or in the winter, there is snowshoeing, cross country skiing, downhill skiing, ice fishing, sky diving, golf, mountain biking, disc golf, and so much more!

### Lodging:

Visit [www.westerncolorado.org](http://www.westerncolorado.org) and click on Delta and Lodging to find one of many other bed-and-breakfasts, motels, camping, lodges, and cabins. We also have an increasing number of quality short term rentals, so be sure to check Airbnb and VRBO.

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