

**Multi-Use Building in downtown Hotchkiss
Showroom/Retail, & Apartments
122-130 E. Bridge St., Hotchkiss, CO 81419**



This piece of Hotchkiss history dates back to 1904. With its 2016 remodel that marries vintage and repurposed materials with the modern aesthetic, this beautifully restored mixed-use building offers office space, showroom/retail space, and two apartments with Air B&B/short-term rental appeal.

Architectural details that make this building a delight to be inside include large skylights, tin-tile look ceilings, repurposed wood elements and reclaimed iron windows. The original manually operated elevator is beautifully rehabilitated and is in working condition. Both upstairs apartments have their own private entrances, and the property is next to a pocket park with mature trees, outdoor seating, and a picnic table.

Bridge Street offers retail stores and restaurants and is the main thoroughfare through town with passage to Delta going West on Hwy 92, Crawford (and the North Rim of the Black Canyon), going East/Southeast on Hwy 92, and Paonia going North/Northeast on Hwy 133. This property with its incredible exposure to through traffic is a great location for both locals and travelers and can accommodate a business that needs to be on a major roadway for deliveries and shipping but who still wants that small town feel and community.

Whether you are looking to start or expand your business, relocate your business to the Western Slope of Colorado, create a beautiful gallery, provide a community gathering place, or have another dream this space will fulfill, you will not be disappointed with all this building, community, and area have to offer.

Schedule a showing today and enjoy the refreshing energy and beauty offered here.

Lower Level offered for 3 month lease term with renewals. Tenant must provide current credit report and qualify.

**Offered at \$1,079,000
4,945± Square Feet (Lower Level) for Lease \$1,800/mo.**

300 Stafford Lane, Suite 30212
Delta, Colorado 81416
www.GrandMesaRES.com

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REAL ESTATE SERVICES
Commercial . Residential . Management

Lucinda Stanley, CCIM, Broker/Owner
970-201-2152
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	324330311007
MLS Number	807560 & 20233899
Zoning	Commercial - 1
Address	122-130 E. Bridge St. Hotchkiss, CO 81419
Built	1907
Renovations	Extensive in March 2016 completed
Square Footage*	8,316±
Acreage*	.143
Buildings	1 two-story building
Includes	2 Apartments rented as Air B&B and short-term Loft Showroom/Retail Area Storage Areas (Assessor's Map Attached) Conference Room
Utilities	1 Water Meter DMEA - 6 Electric Meters Black Hills Energy - 1 Gas Meter Elevate for internet
Heating	Gas, forced air
Cooling	Evaporated Cooling
Property Taxes	2022 \$8,416
Roof Construction	Membrane
Amenities	Lighted Skylights, 21± ft. Ceiling Height in Showroom, Original 1900s Freight Elevator, Repurposed Local Barn Wood, Exposed Original Brick, Vintage Interior Windows
Parking	Parking in Rear of Building 4 Spaces



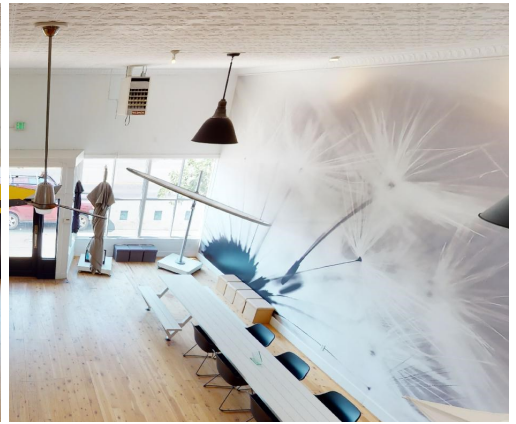
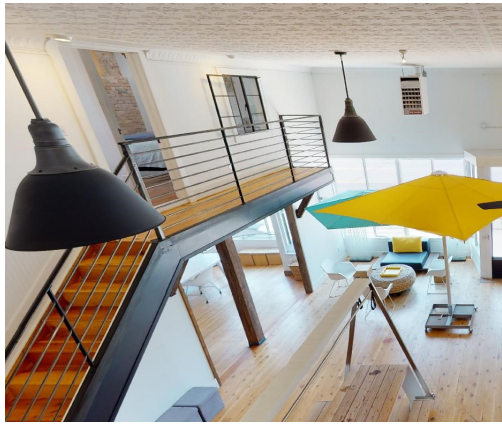
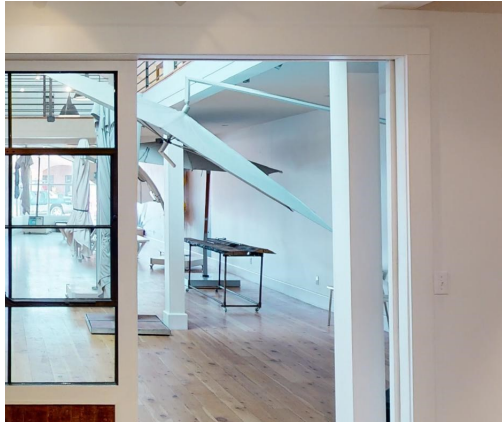
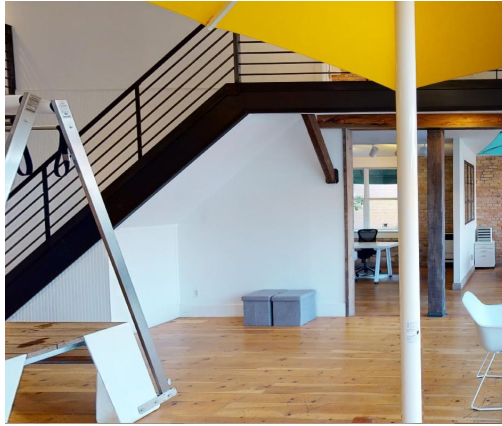
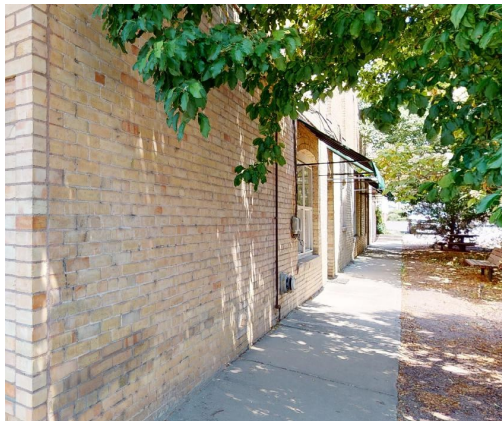
*Obtained from the Delta County Tax Assessor's Records.
Buyer to verify Square Footage.

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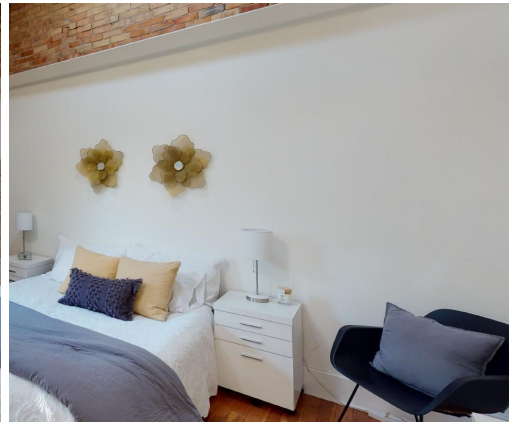
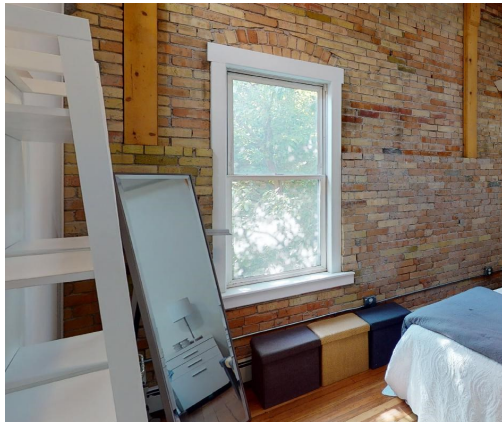
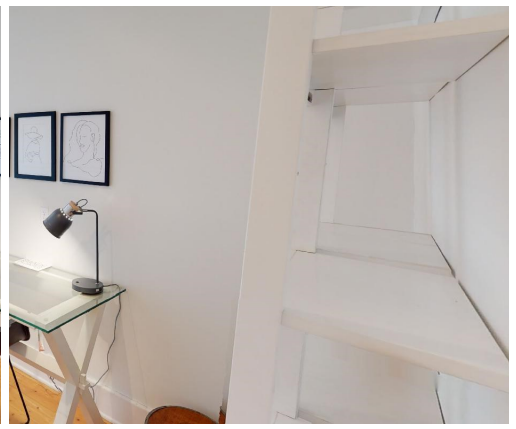
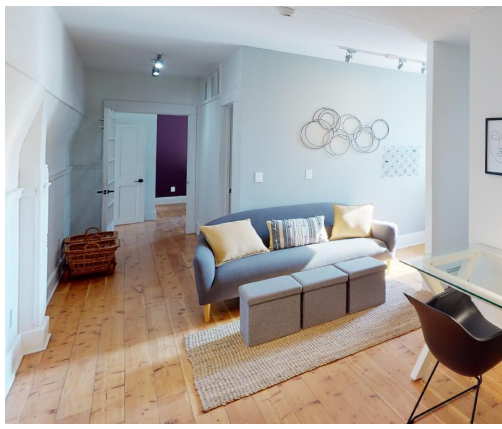
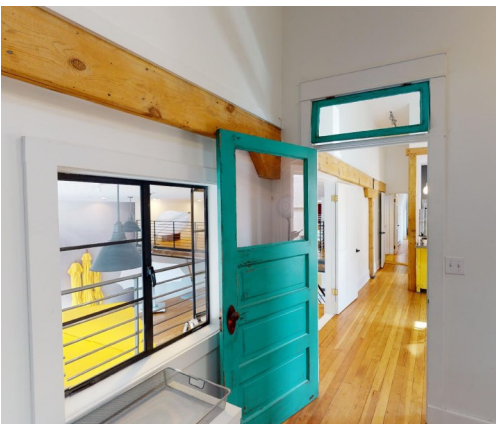


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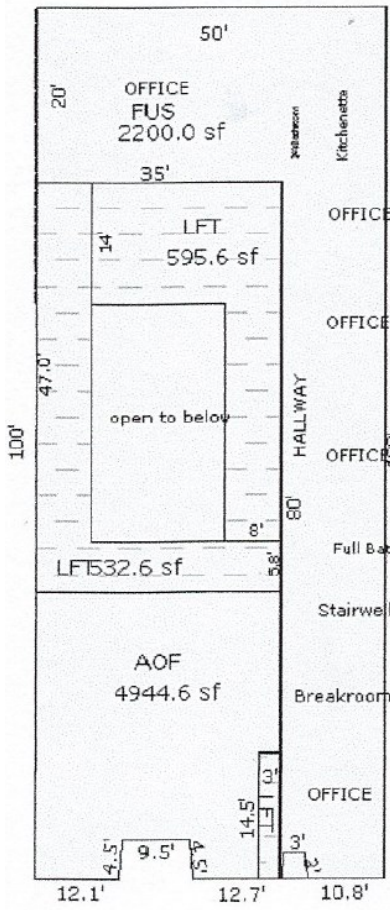


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The story of this building began in 1904 When a barber and undertaker purchased the property. The first business was a furniture store with a barber shop that also offered undertaking.

The most recent remodel, nicknamed “Grand Lady,” took place from August 2015 thru March 2016 and was intended to be used for office space and showroom. The developers and design team took great pride in restoring and repurposing this piece of Hotchkiss history.

A detailed historical look at this building known throughout history as “The Furniture Store” is available upon request.

Right: Photo by Tamie Meck. ShadeScapes co-founder Jo Edmondson addresses the team involved in the renovation and remodel of the new ShadeScapes office and showroom located in downtown Hotchkiss. 03.23.2016

