

**Newly Cleared Lot, an Ideal Building Site  
Near the Hospital, Shopping, and Amenities  
TBD Crawford Ave. | Delta, CO 81416**



This property is located in the Business Corridor of Delta off Stafford Lane, across from the Walmart Center, south entrance, close to the new Grand Mesa Flats apartments and the Medical Center on Cottonwood as well as the Hospital, Safeway, banks, and more.

Commercially zoned B-2, this is an ideal location with great visibility from Walmart's southeast entrance with possibilities including single family home, duplex, retail, office, restaurant, medical, and more.

The property was recently cleared and has markers on boundary lines. It includes paid residential water and sewer taps. Property is slightly sloped towards the back.

**New Price! | Offered at \$129,900.00**



View out from the Property



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

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

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*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.*

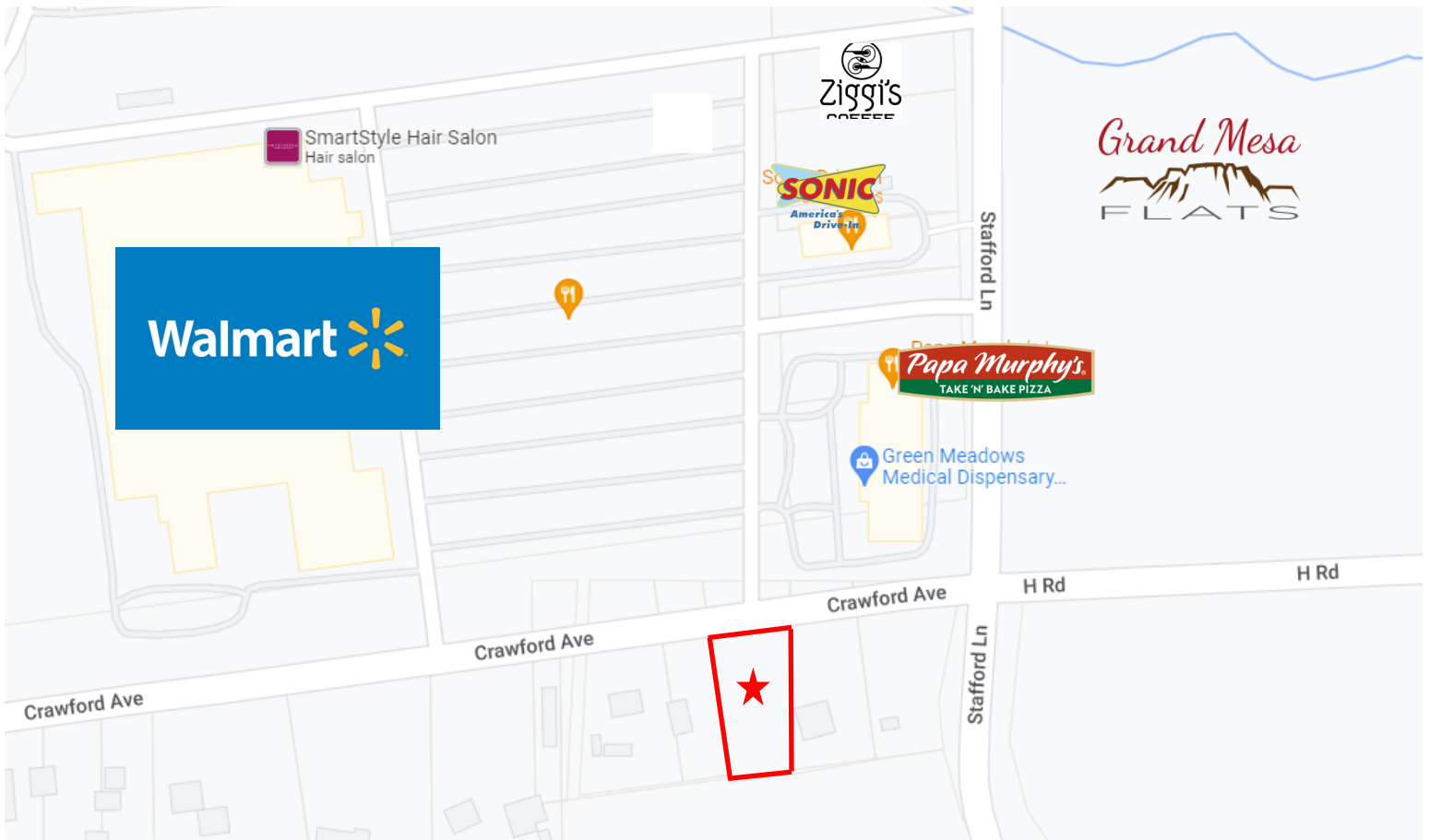


# Property Facts

Parcel Number	345518400058
MLS Number	793543
Zoning	B-2 Commercial
Address	TBD Crawford Ave. Delta, CO 81416
Acreage*	.59
Includes	Paid Residential Water & Sewer Tap
Utilities	City of Delta
Property Taxes	2023 \$1,415.12



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



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