



Downtown Industrial Property For Sale

453 W. 8th Street, Delta, CO

- 12,040 ± square foot building
- Sits on .50 ± acre lot
- Built in 1974
- Clear-span metal commercial building
- Constructed with concrete block and metal roof
- Originally a grocery store, then a farm supply store, and most recently a liquor store
- Features a small fenced yard on the side
- Zoning: Industrial/Residential, offering versatile applications
- Suitable for small manufacturing, agricultural, automotive, storage, and construction businesses
- Current layout divided into three units; easily convertible into one large space
- Convenient location near the bypass with great visibility
- Strategically situated between Montrose and Grand Junction

Sales Price: \$450,000

Price and terms may change without notice.



LUCINDA STANLEY, CCIM

lucinda@grandmesaCRE.com
970-201-2152



JOHN ANGELO, REALTOR

john@angeloadvisors.com
970-596-2492

Building Facts:

- Corner of Silver Street and 8th Street
- Parcel No.: 345724215007 / 2023 Taxes: \$3,079.12
- Utilities: City of Delta: Water, Sewer, Electric, Trash
- Black Hills Energy: Gas
- Mechanical: Evaporated Cooling, Suspended Heating System
- Title Company: Land Title Guarantee Company, Delta
- Earnest Money: \$5,000.00 Deposit



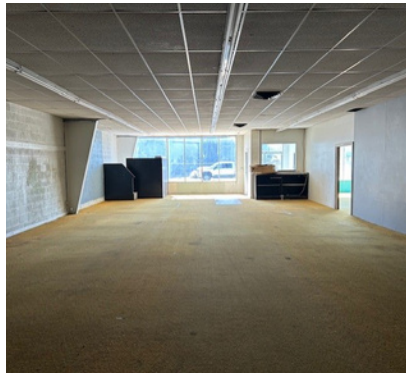
Aerial Map:



537 Meeker St. Delta, CO 81416
P.O Box 735 Delta, CO 81416

WWW.GRANDMESARES.COM
970-512-3000

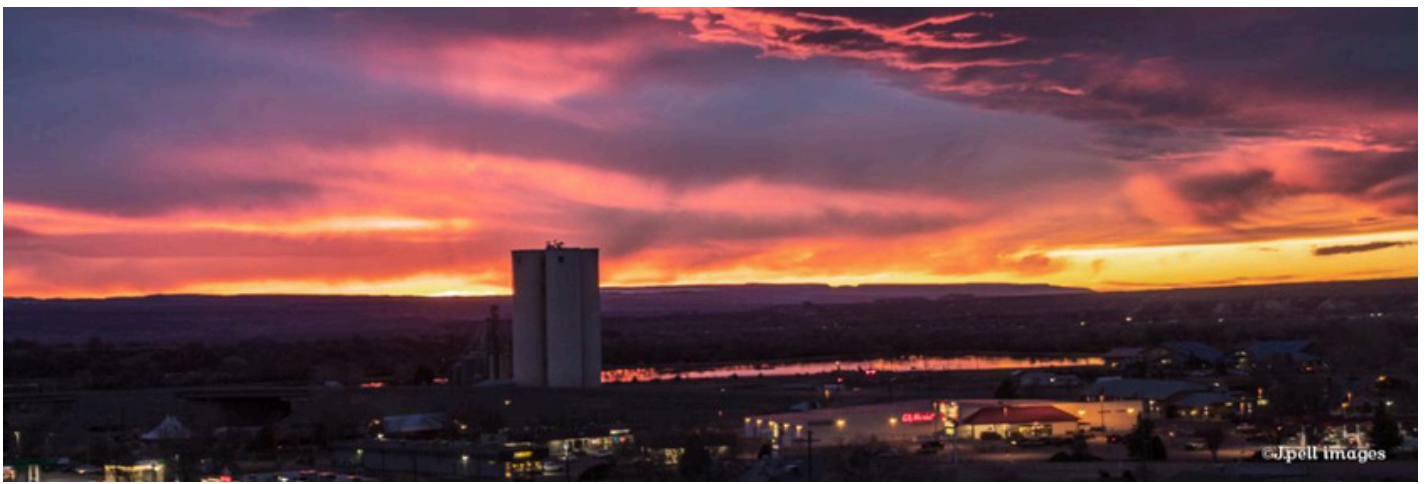
Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.



537 Meeker St. Delta, CO 81416
P.O. Box 735 Delta, CO 81416

WWW.GRANDMESARES.COM
970-512-3000

Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.



Welcome to Delta, Colorado!

Delta, Colorado, is a charming city in the western part of the state, known for its beautiful landscapes and agricultural heritage. Located between the Gunnison River and the San Juan Mountains, it offers outdoor adventures like hiking, fishing, and camping, alongside a vibrant small-town atmosphere. With a rich farming and ranching culture, Delta features lush fields and orchards that support the local economy.

As Delta serves as the seat of Delta County, it was originally established as a trading post for the Ute Indians and early settlers at the confluence of the Uncompahgre and Gunnison Rivers. Visit Fort Uncompahgre, a reconstruction of the original trading post, and the Delta County Historical Museum, which showcases fossils and unique butterfly exhibits. Explore the “City of Murals,” featuring vibrant wall art and ancient rock art in the nearby canyons.

One of the region's most stunning natural attractions is the Grand Mesa, located just a short drive from Delta. The Grand Mesa is the largest flat-topped mountain in the world, rising to an elevation of over 10,000 feet. Its expansive surface is covered with lush forests, alpine meadows, and more than 300 lakes and reservoirs, making it a paradise for outdoor enthusiasts. Popular activities on the Grand Mesa include hiking, mountain biking, fishing, and snowshoeing in the winter months. The area is also home to diverse wildlife, including deer, elk, and numerous bird species, providing excellent opportunities for wildlife viewing and photography.

Air travel is convenient with Delta’s own Blake Airstrip for private commuters, 20 miles from Montrose Regional Airport and 40 miles from Grand Junction Regional Airport.

Delta, with an elevation of 4,953 ft and a population of 9,600, offers a variety of lodging options, from historic properties to cozy bed & breakfasts. Experience Delta’s inviting charm while enjoying local shops, dining, and scenic views, including the breathtaking backdrop of the Grand Mesa.



Lucinda Stanley

Call to schedule a viewing today.

lucinda@grandmesaCRE.com
970-201-2152

john@angeloadvisors.com
970-596-2492



John Angelo

537 Meeker St. Delta, CO 81416
P.O. Box 735 Delta, CO 81416



WWW.GRANDMESARES.COM
970-512-3000

Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.