



4.34 Acres with B-3 Zoning

65 Circle Drive, Delta



Sale Price: \$540,000



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

Property Information:

This partially improved parcel, featuring the **hard-to-obtain B-3 zoning**, is located next to **Walmart, Auto Zone, and River Valley Medical Center** off **Highway 92**. Continue with the existing development plans or expand your vision to include a wide range of commercial uses.

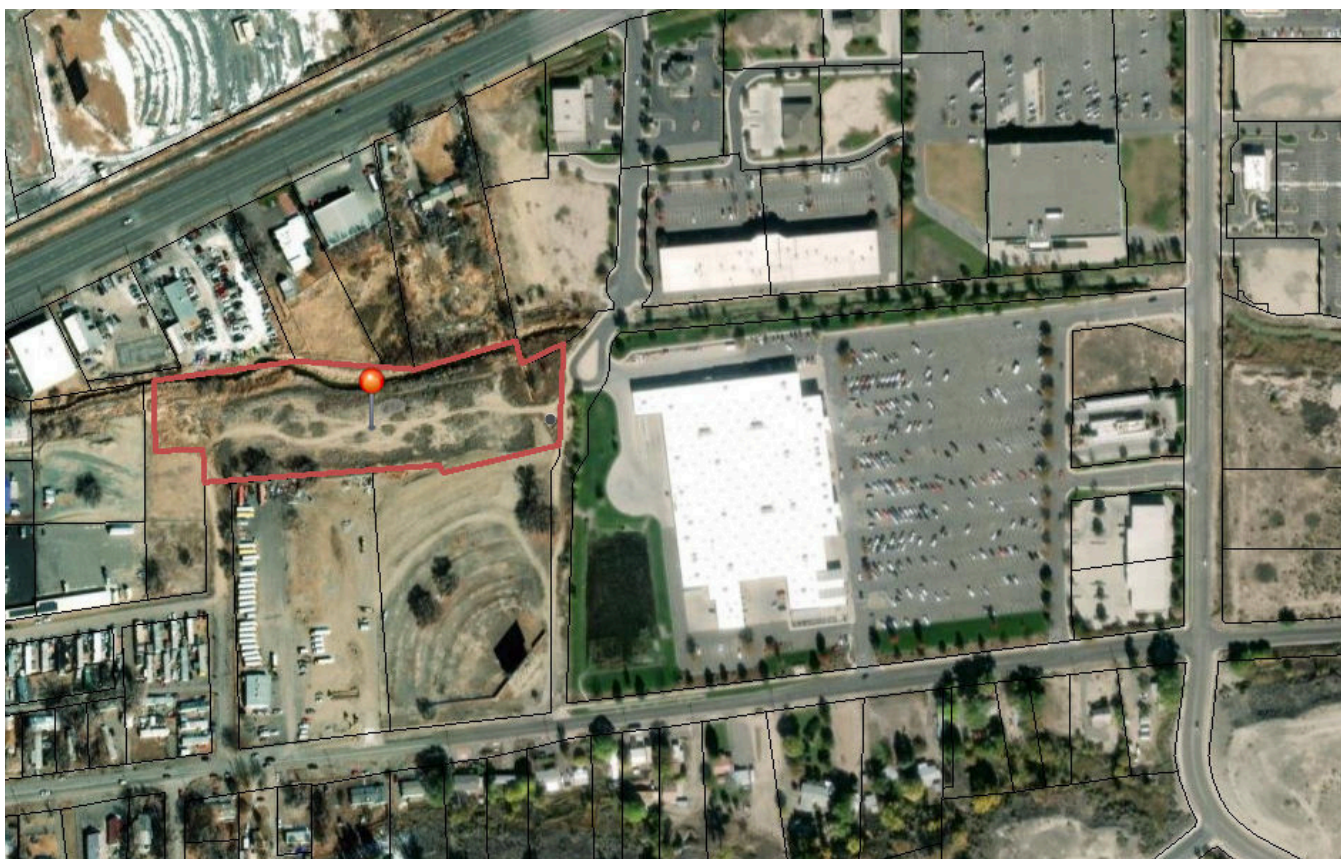
The property includes multiple surveys, such as **lot line** and **topography details**, along with a set of **engineered drawings** that cover **drainage, utilities, and roadways**. Current development plans include a storage facility with outdoor storage options. There are currently **15± month-to-month leases** generating an average monthly income of **\$1,500**.

Main access to the property is via **Circle Drive**. The site has been **cleared, leveled, and graveled**, with **security fencing** installed around 2/3 of the property. The unfenced section runs parallel to the **Bona Fide Ditch**, which is difficult to access from the opposite side. **Two security gates**, accessible remotely and via touchpad, provide entry. A second gate leads to **Clark Street**, which connects to **Crawford Avenue**, though a small portion of the road would need improvement.

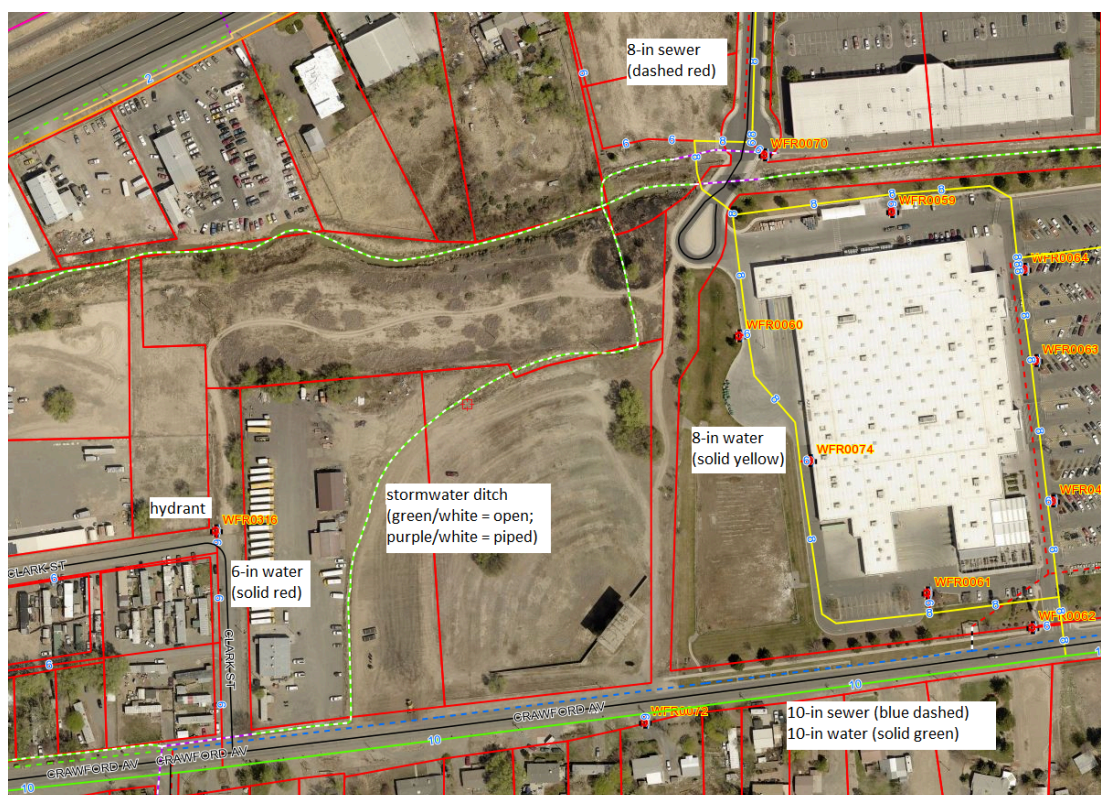
Utilities at the site include **City of Delta electric with 220 amp service** and **Wi-Fi via Mountain Broadband antenna**. **Sewer and water services** are available nearby—please refer to the detailed utility map provided.



Map Location



Utilities Location



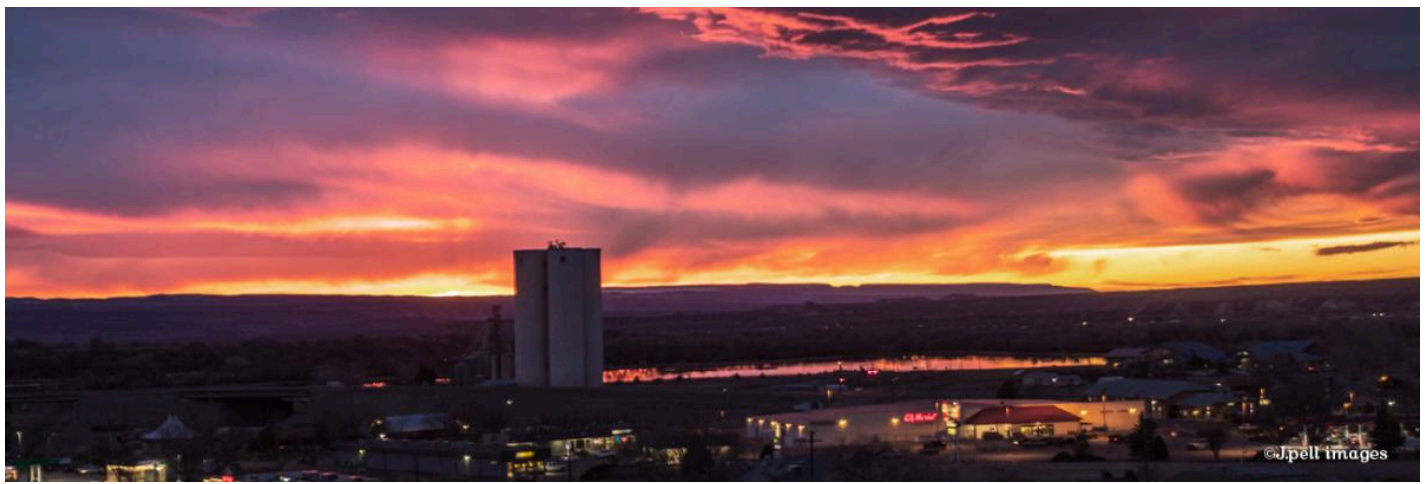
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Welcome to Delta, Colorado!

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.



Call to schedule a viewing today.

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