

GRAND MESA REAL ESTATE SERVICES



DELTA, CO

755 MAIN STREET

ZONED B-2 | 2,112 SQ. FT | COMMERCIAL

MLS #20253884 & #827548




\$387,700 | REDUCED PRICE / OZ AREA!

IN THE HEART OF DELTA HIGH-VISIBILITY COMMERCIAL PROPERTY

Beautifully remodeled, this 2,112 ± sq.ft. retail/office building is ideally located on the northwest corner of Main Street (Hwy 50) and 8th Street in thriving downtown Delta. Renovation includes all new flooring, electrical, plumbing, roof coating, new walls and ceiling, insulated, and much more. Three entrances allow for flexibility. The lot is oversized allowing off street parking and plenty of on- street parking available as well. Large display windows along with a pylon sign afford maximum exposure to your business. Formerly Ruby's Floral shop, the 2 steps down area has the original cooler ideal for storage and a large private office with exterior door. Open floor plan allows flexibility for customizing your office or retail space.



Lucinda Stanley, CCIM
Managing Broker

 (970) 201-2152

Call to Schedule a showing today! (970) 512-3000

300 Stafford Lane Ste. 30214
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.

Property Facts

Price	\$397,000 - Earnest Money Deposit \$7,500
Parcel Number	3457-241-21-006 / 2024 Taxes \$1,209
MLS Number	20253884/827548
Zoning	B-2 Commercial - City of Delta
Address	755 Main Street Delta, CO 81416
Built	1955 Multiple Renovations in 2025
Renovations/Upgrades	New electrical, plumbing, 2 remodeled restrooms, new walls, insulated, new ceiling and grid, wood vinyl flooring and carpet tiles, new display windows, entrance door, basement updated, new concrete and sealant.
Square Footage*	2,112± / 1 large private room and large open space
Acreage*	.136 acre lot
Roof	Rubber membrane, recoated 2025
Siding Exterior	Block construction with Stucco and Wood Siding
Utilities	City of Delta: Electric, Water, Sewer, Trash Black Hills Energy: Gas
Heating	Forced air gas
Cooling	Forced air cooling
Signage	Pylon sign
Parking	Easy access with off-street parking options



Price and terms may change without notice.

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