

**\$325,000
New Price!!**



**HOTCHKISS, CO
178 E. BRIDGE ST.**

**\$340,000 | 1,996 +/- SQ. FT
MLS# 833775/20261812**



Position your business in the center of downtown Hotchkiss with this spacious, highly flexible commercial unit located in a prime high-traffic area with excellent visibility. Unit 1 features a ground-floor layout enhanced by an open mezzanine that overlooks the main level, creating a bright and engaging space ideal for retail, office, or creative use.

The property blends modern updates with historic charm, including upgraded plumbing and electrical systems, energy-efficient LED lighting, and beautifully restored original wood floors. Original tin ceilings and wall panels remain in excellent condition, adding character and authenticity.

Additional amenities include a full basement for generous storage, an ADA-compliant restroom, a large storage room, and a janitorial space already stubbed for the potential addition of a second (non-ADA) restroom. The building is part of a two-unit association, with shared costs for insurance and exterior maintenance.

For added security, the property is equipped with an alarm and fire system featuring remote access capabilities. Monitoring services may be continued at an estimated annual cost of \$370.

A standout feature of the space is a historic wall mural painted by Alva Browning in the 1920s, offering unique local significance and visual appeal.

This distinctive property combines functionality, visibility, and historic character—making it an exceptional opportunity for a wide range of business ventures.



Lucinda Stanley, CCIM
Managing Broker

(970) 201-2152



www.grandmesares.com
300 Stafford Lan Ste. 30214
Delta, Colorado 81416



Emily Brown-Schoonover
Associate Broker

(970) 275-0588

**GRAND MESA
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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

Parcel #	3243-303-82-001
Taxes	\$4,378.76
Sq Ft.	1996
Updates	Electrical, plumbing, LED lights



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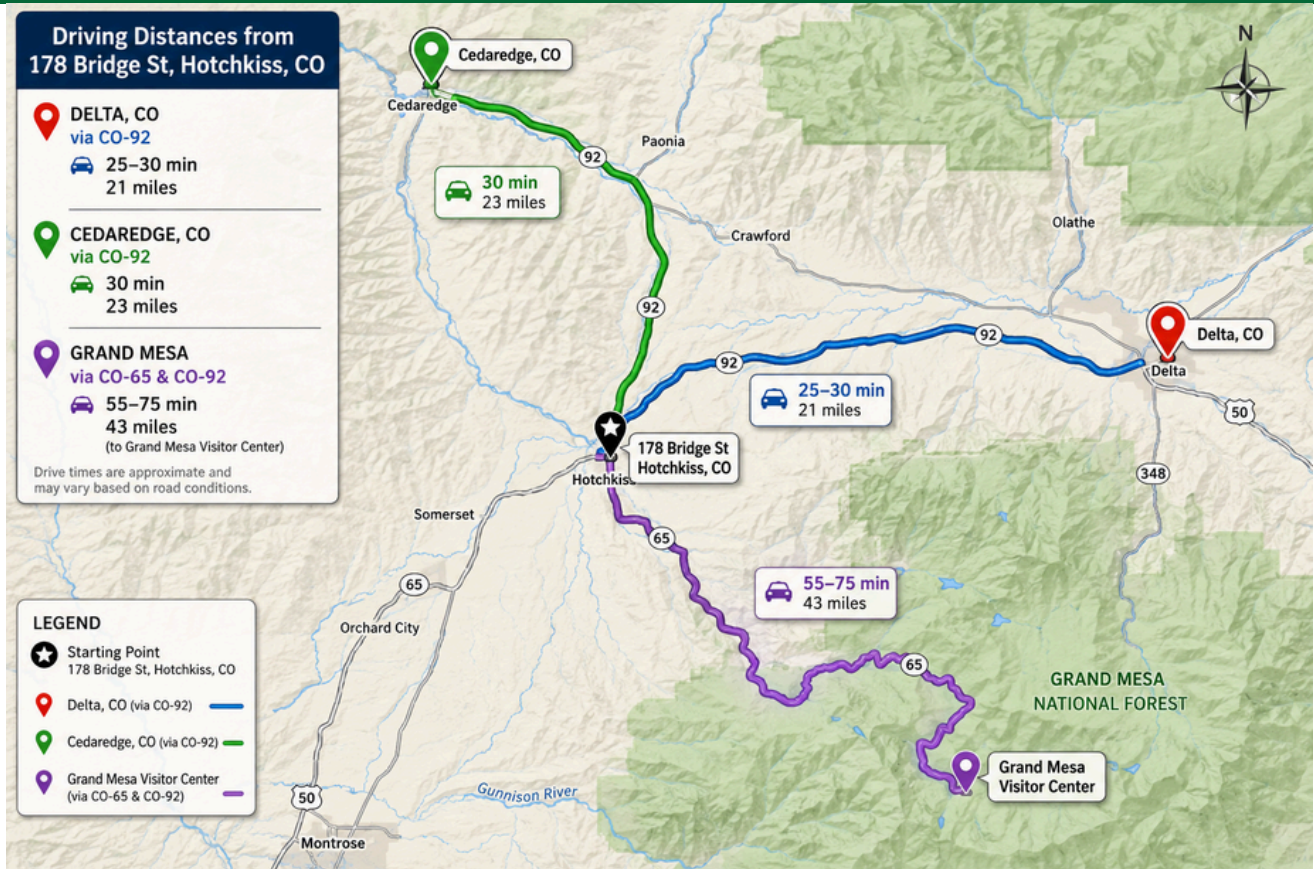
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AERIAL



DRIVING DISTANCE



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GRAND MESA



The Grand Mesa is one of Western Colorado's most recognized natural landmarks and is widely known as the largest flat-top mountain in the world. Rising to elevations exceeding 11,000 feet, the mesa offers a dramatic contrast to the surrounding valleys and agricultural communities of Delta County. The area is renowned for its scenic beauty, expansive alpine forests, mountain lakes, and year-round recreational opportunities. The Grand Mesa features hundreds of lakes and reservoirs, extensive hiking and horseback riding trails, camping areas, fishing destinations, and winter recreation including snowmobiling, cross-country skiing, and snowshoeing. During the fall season, the mesa is especially popular for its vibrant aspen colors and panoramic mountain views. Wildlife is abundant throughout the region, contributing to the area's appeal for outdoor enthusiasts and seasonal visitors alike. In addition to its recreational appeal, the Grand Mesa contributes significantly to the overall desirability of surrounding rural residential properties due to its accessibility and scenic influence on the region. The subject cabin benefits from being located only a short drive from the Grand Mesa, providing convenient access to year-round outdoor recreation while still maintaining proximity to nearby communities and services. Additionally, Powderhorn Mountain Resort is located less than an hour away, offering convenient access to downhill skiing, snowboarding, and additional winter recreation opportunities.

