



285 S GRAND MESA DR
CEDAREDGE, CO

\$412,500

~~\$425,000~~ | MULTI-FAMILY

APT 1- 1,820± SQ FT. | APT 2- 1,425± SQ FT

Located in the heart of downtown Cedaredge, this well-maintained multi-tenant residential property, built in 2003, offers a rare turnkey investment opportunity with strong income potential and exceptional versatility. Currently, fully leased and operating as a duplex, the property provides immediate rental income while also offering flexible living arrangements for future owners.

Whether you choose to maintain the property as an income-producing rental, live in one unit while leasing the others, or create a multi-generational living setup, the possibilities are extensive. The existing layout also offers excellent flexibility, with the potential for an easy conversion to a triplex, requiring only the addition of a stackable washer and dryer for the upstairs studio unit.

Recent apartment upgrades have enhanced both tenant comfort and overall appeal. Additional features include private parking spaces, fenced private yards, and a highly desirable location adjacent to a pocket park honoring local veterans. Residents also enjoy convenient walking access to downtown shops, restaurants, and everyday amenities. A detailed list of recent improvements is available upon request.

Offered at a 6% CAP rate, this fully leased, income-producing property presents an outstanding opportunity for investors seeking a well-positioned asset in a thriving Western Colorado community.

Lucinda Stanley, CCIM
Managing Broker

 **(970) 201-2152**

 www.grandmesares.com

 300 Stafford Lane Ste. 30214
Delta, Colorado 81416

For a tour of this Property:
Call today to speak with a Broker
(970) 512-3000

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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.

APARTMENT #1



FEATURES

- Upstairs living area along with a separate studio unit located on the front lower level of the building.
- Approximately 1,820 square feet total
- 4 bedrooms- 3 upstairs- 1 downstairs
- 2 full bathrooms. 1 upstairs-1 downstairs
- Laundry room
- Walk in closet
- Both front doors facing the road provide convenient access to the apartment



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APARTMENT #2



FEATURES

- Private lower-level back unit
- Approximately 1,425 square feet
- Spacious primary bedroom complete with a full en-suite bath and walk-in closet,
- Additional non-conforming bedroom that could also serve as an office or flex space
- 1 full bathroom and 1 half bath
- Fenced yard area



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AERIAL



PROPERTY FACTS

Parcel #	319329200050
MLS #	834720 / 20262280
Heating	Hot Water Baseboard
Cooling	Window Units
Taxes	\$2620.00

LANDLORD PAYS

- Building Insurance
- Real Estate Taxes
- Ext Maintenance (Bldg)
- Site Maintenance (Prop)
- Common Area Maintenance
- Electric
- Gas
- Water/Sewer
- Trash
- Snow Removal
- Estimated at \$498/Month



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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.

