

**130 W BRIDGE ST
HOTCHKISS, CO**

\$475,000
MIXED USE COMMERCIAL



Located in the "Friendliest Town" of the North Fork Valley, downtown Hotchkiss offers a vibrant blend of local businesses, community events, and small-town charm. With activities throughout the year—including Bridge Street's 2nd Friday evening walks, classes, shows, and events at The Creamery, the annual Sheep Camp Stock Dog Trials, Delta County's Fair and Rodeo, excellent local eateries, and much more—downtown Hotchkiss is an inviting place to live, work, and invest.

One of Hotchkiss' well-preserved historic founding buildings, this approximately 4,006-square-foot, two-story property offers exceptional versatility and opportunity. The first floor has previously served as retail space, accommodating a variety of businesses, while the second floor featured two apartments.

Renovations are already underway to bring the building up to current standards, providing a solid foundation for its next chapter. Currently vacant, the property offers an exciting opportunity for an owner, investor, or entrepreneur to complete the remaining improvements and bring this attractive downtown building back to life.

Take advantage of the quality work that has already been completed and add your finishing touches to create a unique live-and-work property, retail destination, or income-producing investment.

A beautifully maintained pocket park directly adjacent to the building provides a peaceful outdoor space for residents, tenants, or customers to relax and enjoy the sunshine. The property also includes four private parking spaces at the rear of the building, with ample on-street parking available for visitors.

With its historic character, flexible layout, ongoing renovations, downtown location, and connection to Hotchkiss' active community, this property presents a wonderful opportunity to become part of the continued revitalization of downtown Hotchkiss.

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

300 Stafford Lane Ste. 30214
Delta, CO 81416



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970-512-3000

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

Retail Area and Exterior



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UNIT B



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UNIT C



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AERIAL



PROPERTY FACTS

Parcel #	324330310012/ 324330310014
MLS #	20264443/838653
Electric	Electric: DMEA 3 meters
Gas	Gas: Black Hills Energy 3 meters
Water	Water: Town of Hotchkiss 1 Full water tap, 2 half water taps
Sewer	Sewer: Town of Hotchkiss 1 Full sewer tap, 2 half sewer taps
Zoning	C1
Taxes-2025	\$1,944.60
year built	1908
Sq Ft.	4006



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FLOOR PLAN



ADDITIONAL PROPERTY INFORMATION

Building Layout	1st Floor-retail 1,991 ± sq.ft. with full bath, washer/dryer Hookup, 14 ± foot high ceiling 2nd Floor- 2,015 ± sq.ft., 2 potential apartments, finished ¾ bath in one unit. Ceiling fans in most rooms Basement, 373 ± sq.ft. unfinished; sump pump installed
Parking	4 private parking spaces, rear of building, alley access
Mechanical Systems	Convection/forced air gas heat, 1st floor, inspection does not comment on efficiency or condition No heat system installed for 2nd floor
Finsh work Required	Some of the exterior brick walls need “pointing”, some portions of the parapet wall need re-construction. Some electrical R&M required and other miscellaneous repairs needed. See Structural Report dated January 1, 2025 and the Home Inspection Report. Apartments are not finished, heating required. Owner consulting with current Building Inspector for the fire/safety requirements to have two apartments above a retail use. Contact Town of Hotchkiss for further information.

TOWN OF HOTCHKISS

Hotchkiss, Colorado, is a charming Western Slope community located in the heart of Delta County's North Fork Valley. Known as the "Friendliest Town Around," Hotchkiss combines small-town character, agricultural roots, scenic mountain views, and convenient access to some of Western Colorado's most desirable recreation and population centers.

Bridge Street – The Heart of Downtown

Bridge Street is the commercial heart of Hotchkiss, carrying Colorado Highway 92 through the downtown area. The street is lined with locally owned restaurants, shops, professional services and community businesses, creating the walkable, traditional downtown atmosphere that distinguishes Hotchkiss from larger communities.

Examples of businesses located along Bridge Street include Gambles Hardware, Zack's BBQ, 476 Eatery, 133 BRGR and Creamery Arts Center, Wyatt and Houston.

Bridge Street is more than simply a downtown road—it is part of the regional transportation network connecting Hotchkiss with the surrounding communities and recreational destinations. CDOT has described the route through Hotchkiss and the CO 92 corridor toward Crawford as a highly traveled route and part of the West Elk Loop Scenic Byway. CODOT reports the AADT (annual average daily traffic) count on W. Bridge Street is 8,100 as of 2024 and a future projection of 8,813 AADT. For traffic exposure, CDOT's published traffic information shows approximately 7,289 vehicles per day on CO 92 between Delta and the Hotchkiss area in one historical traffic segment.

A Strong Small-Town Location

Hotchkiss offers a unique combination of small-town charm, agricultural heritage, regional accessibility and tourism exposure. Its location on the North Fork of the Gunnison River places it within easy reach of Delta and Grand Junction while providing a scenic route toward the mountains and communities such as Carbondale and Aspen.

For businesses, the location provides exposure to both local residents and regional travelers. For residents, Hotchkiss offers a quieter lifestyle surrounded by farms, orchards, mountains and outdoor recreation. For visitors, it provides an authentic Western Colorado experience with a historic downtown, locally owned businesses and easy access to the larger North Fork Valley.

Convenient Regional Access

One of Hotchkiss's biggest advantages is its location. The town is close enough to larger communities for shopping, employment, medical services and transportation while retaining the quieter lifestyle of a small agricultural community.

Destination	Approx. Distance	Approx. Drive Time
Delta	21 miles	25–30 minutes
Montrose	45–50 miles	50–60 minutes
Grand Junction	60 miles	1 hr. 10 min.
Carbondale	66 miles	1.5 hrs.
Aspen	95 miles	2 hrs.