

**1531 AND 1533 HWY 50**  
**DELTA, CO**

**\$547,900 | 3,537 SQ FT.**

This property offers a unique opportunity with 3,537 sq. ft. of versatile space situated on 0.640 acres. The property features two restrooms and numerous recent upgrades, making it ready for a variety of uses. Improvements include new carpet and laminate flooring throughout most of the building, fresh interior paint, new interior and exterior doors, one new evaporative cooling unit, and a roof that is less than a year old, providing additional peace of mind for the next owner. The property also comes equipped with 80 chairs and a sound system with built-in speakers, offering excellent potential for meetings, events, gatherings, or other commercial uses. A large lean-to provides additional covered storage space, adding to the functionality of the property. Conveniently located right off the highway, the property offers easy access and excellent visibility. With its spacious interior, recent improvements, additional land, storage, and existing amenities, this property presents an excellent opportunity for a variety of commercial or community-oriented uses.

**Lucinda Stanley, CCIM**  
Managing Broker

 **(970) 201-2152**

 [www.grandmesares.com](http://www.grandmesares.com)

 300 Stafford Lan Ste. 30214  
Delta, Colorado 81416

**Emily Brown-Schoonover**  
Associate Broker

 **(970) 275-0588**

 [www.grandmesares.com](http://www.grandmesares.com)

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

## Apartment #2 Remodeled



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# AERIAL



## PROPERTY FACTS

## IMPROVEMENTS

|            |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Parcel #   | 345712200008                                                    | Roof replaced less than a year ago                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| MLS #      | 838868/20264505                                                 | New evaporative cooler                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Utilities  | Electric, Water and Sewer with City of Delta                    | New double glass doors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Gas        | Black Hills Energy                                              | new flooring throughout                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Zoning     | B3                                                              | new interior paint                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Taxes-2025 | \$3,688.16                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Inclusions | 80 Chairs, Sound board and Speakers, all lumber in the lean too | <div>  <div> <b>Lucinda Stanley, CCIM</b><br/>Managing Broker </div> <div>  <div> <b>Emily Brown-Schoonover</b><br/>Associate Broker </div> </div> <div>  (970) 201-2152 </div> <div>  (970) 275-0588 </div> <div>  <a href="http://www.grandmesares.com">www.grandmesares.com</a> </div> <div>  <a href="http://www.grandmesares.com">www.grandmesares.com</a> </div> <div>  300 Stafford Lan Ste. 30214<br/>Delta, Colorado 81416 </div> <div>  300 Stafford Lan Ste. 30214<br/>Delta, Colorado 81416 </div> </div> |  |

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Nestled in the heart of Colorado's Western Slope, Delta is a vibrant community known for its small-town charm, rich agricultural heritage, and exceptional outdoor recreation. As the county seat of Delta County, the city serves as a regional hub for shopping, healthcare, education, and business while maintaining a welcoming, close-knit atmosphere. Delta is located approximately 40 miles south of Grand Junction and 20 miles north of Montrose, offering convenient access to major transportation routes via U.S. Highway 50.

Surrounded by breathtaking mountain views, fertile farmland, and scenic river valleys, Delta is an outdoor enthusiast's paradise. Residents and visitors enjoy easy access to the Grand Mesa—the world's largest flat-top mountain—along with nearby hiking, fishing, boating, camping, hunting, skiing, mountain biking, and golfing. The Gunnison and Uncompahgre Rivers meet at Confluence Park, providing beautiful natural spaces right in town.

Delta's historic downtown features locally owned shops, restaurants, coffee houses, and public art, earning the community the nickname "City of Murals." Throughout the year, the city hosts community events, farmers markets, festivals, and seasonal celebrations that bring residents together and showcase the area's friendly Western hospitality.

With a growing population of approximately 9,802, excellent quality of life, affordable living, and year-round recreational opportunities, Delta continues to attract families, retirees, entrepreneurs, and outdoor enthusiasts looking to experience the best of Western Colorado. Whether you're searching for your next home, starting a business, or simply looking for a place to enjoy Colorado's natural beauty, Delta offers the perfect blend of rural charm and modern convenience.