

**356 W Bridge St.**  
**Hotchkiss, CO 81419**



**Commercial Property Information Packet**

Contact Liz Heidrick

(970) 921-5331 / (970) 234-5344

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



## Executive Summary

# Prime Location Commercial Building



365 W Bridge St., Hotchkiss CO

MLS #	Building SQFT	Property Acreage	Listing Price	Price per SQ FT (Interior)
787287	6,273	0.28	\$1,000,000	\$159.41

Impressive building on Hotchkiss's main corridor. Built in 2006, this well-maintained suite of offices has 8 exam rooms, private and shared offices, large reception area, 2 ADA restrooms, nurses' station, lab area and xray room plus, 1 large therapy room, breakroom/kitchen, restroom with shower, storage and access to the attic. Outside features attractive landscaping, stone exterior and large parking lot. It could also be reimagined: shared office spaces, or converted into multiple unit rentals? Diversify your portfolio with this investment-grade property!

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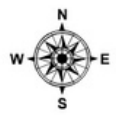
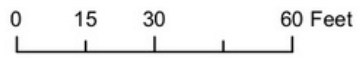


# View From Above



## Delta County, Colorado

**GIS Disclaimer:**  
 This GIS map data is not a legal document or a survey instrument; Delta County assumes no responsibility for any use of the map data or any loss from using the map data. The data is provided on an "as is" basis with no guarantee to be spatially accurate, complete or current. Due to the dynamic nature of data, some inconsistencies will exist.



- Address Points
- Parcel Boundary
- Highway
- Road



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# Delta County Assessor Property Account Detail

## Account Detail

**Account :** R008231

### Owner Information

**Owner Name:** Huene Family Enterprises

### Tax Information

**2020:** \$16,911.28

### Assessment Information

**Actual (2021)** \$777,791

**Assessed** \$225,559

Type	Actual	Assessed	Acres	SQFT
Improvements	\$716,291	\$207,724		6273
Land	\$61,500	\$17,835	.28	12196.8

## Legal Description

**Parcel Number:** 324331206005

**Legal Summary Subd:** S: 31 T: 14S R: 92W  
Subdivision: HOTCHKISS  
SUBDIVISION Block: 6 Lot: 8 THRU:- Lot: 11  
TOTAL AC 0.28+-LOT 8 THRU 11 BLK 6  
HOTCHKISS SUB. SEC 31 T14S R92W 6PM

**Actual Year Built:** 2006

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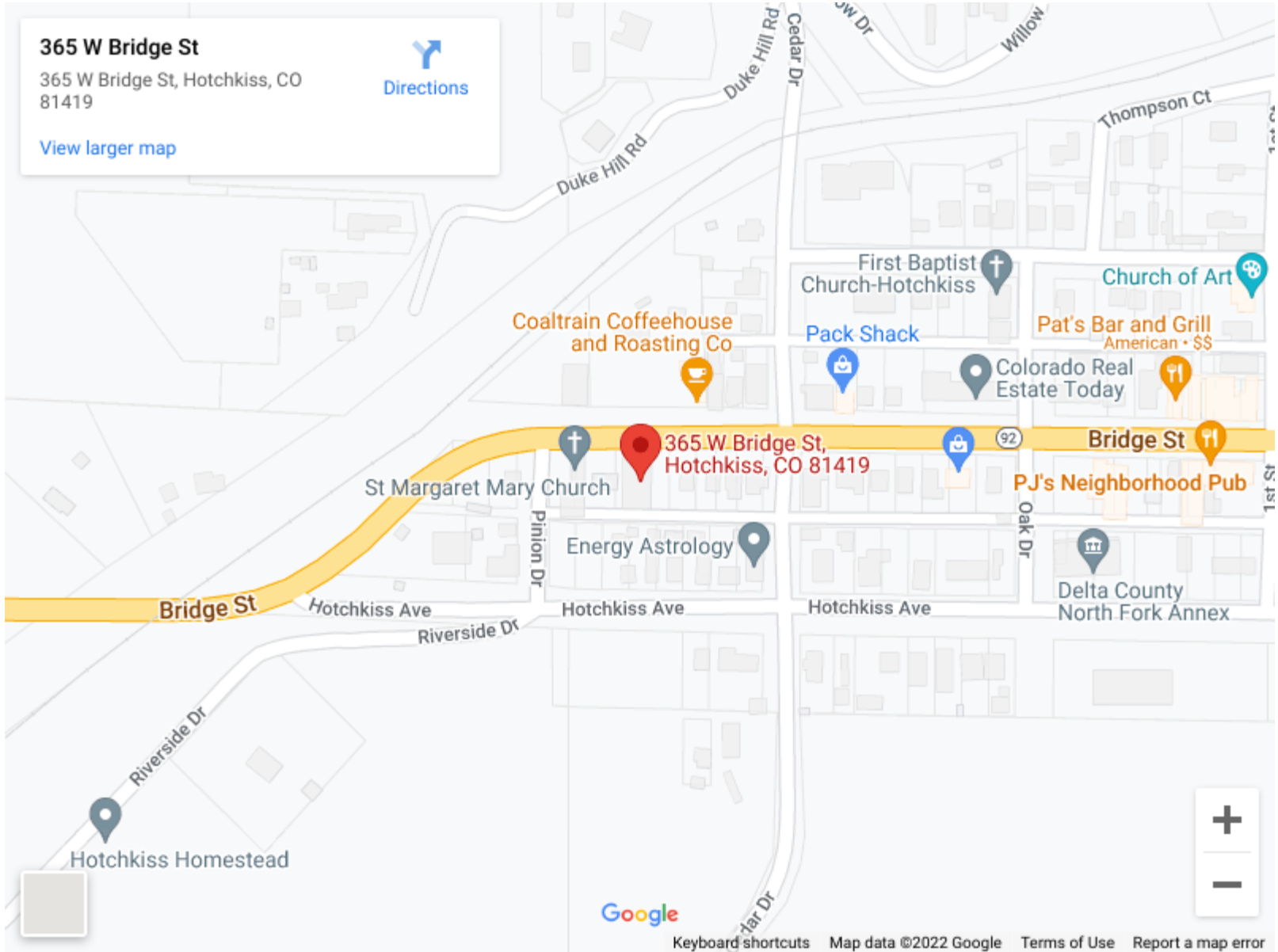
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365 W Bridge St, Hotchkiss, CO



**Directions:**

Just off HWY 92  
in Downtown  
Hotchkiss

South side of  
Bridge st./  
HWY 92



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Listing Price  
\$1,000,000

Cap Rate = \$12,770 / \$1,000,000

**Cap Rate ~ 1.2%**

- Rental income amounts are actual (based on 2022 numbers)
- Additional information can be provided upon request with signed disclosure statements

Property Name: Hotchkiss Clinic  
Location: 365 W Bridge St.  
Type of Property: Medical Office  
Size of Property: 12196.8 SQFT

Gross Operating Income: \$30,000

Repairs & Maintenance: \$1,100

Net Operating Income: \$12,770

Cash Flow before Taxes: \$12,770

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*\*Information is unaudited and should be verified.*



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365 W Bridge St, Hotchkiss, CO

# Outside Photographs



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365 W Bridge St, Hotchkiss, CO

# Photographs: Waiting Room



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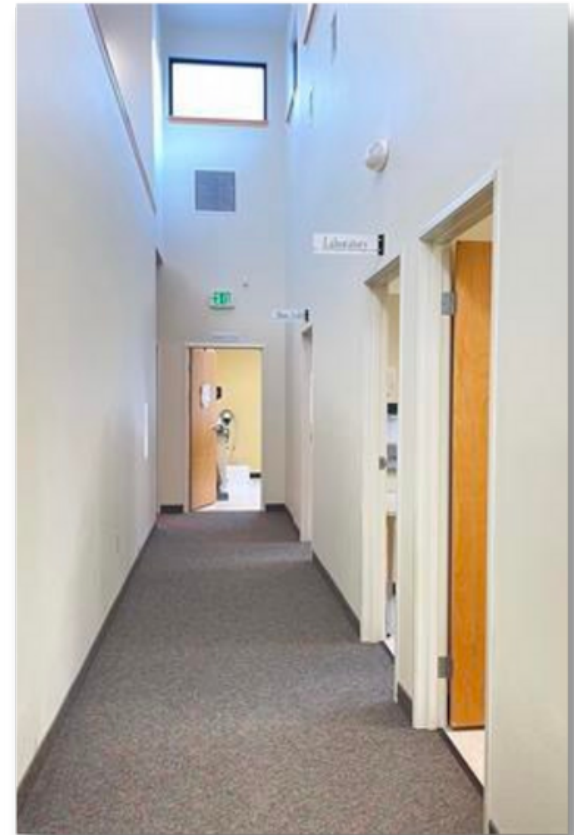
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# Photographs: Offices



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# Photographs: Ammenities



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# Photographs



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# General Information

## UTILITIES

Water/Sewer: City of Hotchkiss (970) 872-3663

Natural Gas: Black Hills Energy (888) 890-5554

Electricity: DMEA (877) 687-3632

Fiber Internet: Elevate (844) 386-8744

## PROPERTY SYSTEMS

Heating: Forced Air/ Gas

Cooling: Central A/C

Electric: 3-Phase Power

Network: Fiber Optic + Cat 5e cables

(supports data speeds up to 1000 mbps)

Phone System: 3 phone lines

## PROPERTY LEASED

Lease term: 2 years

Tenant pays utilities, maintenance and snow removal

## INCLUSIONS

Xray Table & Components

Misc. Medical Tables

Misc. Office Furniture

Phone System

Elevate Fiber Optic

Chairs & Tables

Misc Decor

## EXCLUSIONS

Tenant Property. List to be provided.



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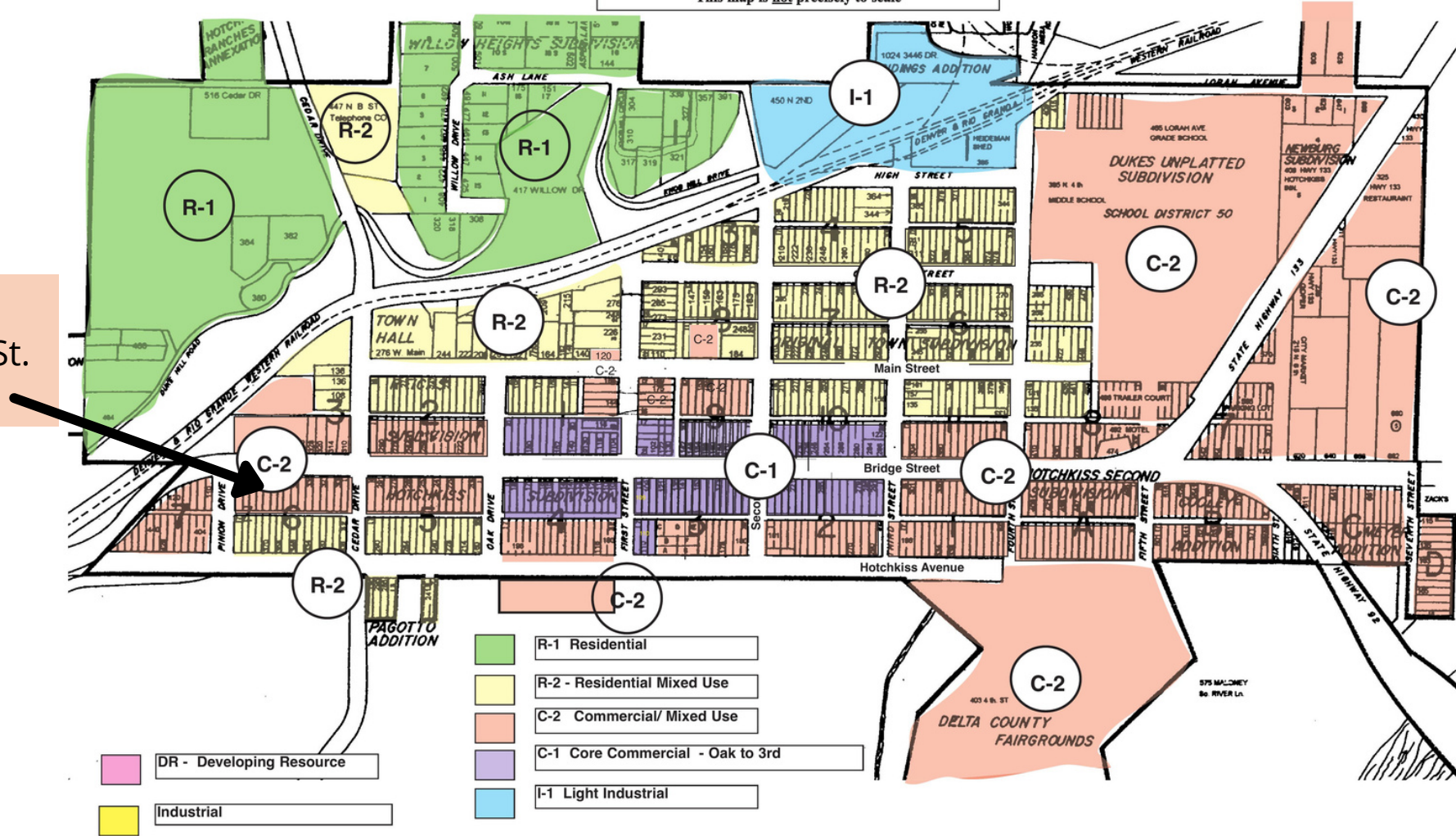
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# City Zoning Map

Hotchkiss Zoning - Sheet One • 1/09  
This map is not precisely to scale

365 W Bridge St.



## Zoned: C-2 Commercial/Mixed Use

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## ZONING BREAKDOWN: C-2 MU - COMMUNITY COMMERCIAL MIXED USE DISTRICT

### Definition:

- Orderly development of commercial facilities that because of their specific nature require closer access to arterial routes, immediate access to large parking areas, or require generally larger ground level floor areas than the smaller retail shops as encouraged in the core commercial areas.
- Mixed uses of medium and low impact commercial with selected light industrial uses, and residential uses such as apartments incorporated into commercial structures.

### Uses Permitted by Right

Banking, Savings and Loan; Child Care; Dental or Medical Clinics; Farmers Market; Single family housing; Motels, Hotels, and Lodging Facilities including Room Houses and Bed & Breakfast Establishments; Nursing Homes; Parking Lots; Parks and Recreational Areas; Personal Services Shops including, but not limited to Barber/Beauty Shops, Shoe Repair, Self-Service Laundromats, and Travel Agencies; Professional and Business Office when part of Permitted Light Industry; Public and Governmental Facilities; Restaurants; Retail Business.

### Uses Permitted by Special Review

Auto Sales and Service Repair; Campgrounds, Recreational Vehicle Parks; Churches; Commercial recreational including pool halls, bowling alleys, skating rinks and golf courses; Drive- up windows for banks, businesses and restaurants; Dwelling units as part of business use; Fabricating/Manufacturing Industry; Fast Food and Drive-In Restaurants; Fruit Processing/Storage; Gas Station; Microbrewery Pubs; Group Homes; Lumber Yard; Tattoo/Body Piercing Shops; Membership Clubs; Mobile Home Sales/Service; Multiple Family Dwellings; Public or Private Schools; Storage Shed Rental Spaces; Small Animal Clinic; Utility Substation; Warehouses; Wholesale Business Factory Outlet, Bulk Large Storage of Flammable Liquid Gas Facility (see State siteing standards); Adult Businesses; livestock pasturing (see livestock ordinance), Heavy Industrial Equipment Service/Storage. Rental Centers.

### Prohibited Uses

Asphalt Plant, Automobile Wrecking Yard; Fertilizer Manufacturing/Storage; Grain Warehouse; Livestock Slaughter Facilities; Explosives Manufacture/Storage; General Manufacturing; Natural Resource Mining; Concrete/Asphalt Plants; Water Bottling Plants; Any use that is not specifically permitted shall be deemed to be excluded. If a question arises as to whether a specific use does or does not fall within the expressed use categories, any person may apply to the Planning and Zoning Commission for a determination as to whether a specific use is permitted.

### Requirements:

- Off -Street Parking: \*Depends on specific use
  - Minimum Lot Area Non-Residential – 6350 sq ft
  - Minimum Lot Area Residential – 6250 sq ft
  - Minimum Lot Area Combined Residential/Commercial – 6250 sq ft
  - Minimum Lot Width – 50 ft
- Yard Setback Requirements:
  - SF Residential-- same as R-1
  - Commercial: Front setback = 0 feet built to IBC standard Side Yard = 0 feet – built to IBC standard Rear Yard = 10 feet
- Maximum Building Height: 35 Feet



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# Recap

- Investment property located on Hotchkiss main thoroughfare
- 6273 sq.ft. building featuring with serious income producing potential
- 8 exam rooms, lab area, X-ray room, and large therapy room
- Private and shared offices, plus nurses' station
- Large, welcoming reception area
- 2 ADA equipped restrooms, shower
- Break-room with kitchen,
- Storage and access to the attic



- Attractive Exterior with well-maintained landscape
- Large parking lot
- Zoned Mixed Use- Residential/Commercial

*Listing Price*  
*\$1,000,000*

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