

## GENERAL



743 Hwy 6 and 50

<b>MLS Number</b>	20255009	<b>Parcel #</b>	2697-174-00
<b>Property Type</b>	Commercial		-011
<b>Type</b>	Commercial Buildings	<b>Subdivision Name</b>	Labor Exchange
<b>Property Status</b>	Active	<b>Ttl Bldg SqFt</b>	6051
<b>List Price</b>	\$749,743	<b># of Levels</b>	1
<b>Area</b>	Fruita	<b>Year Built</b>	2000
<b>Address</b>	743 Highway 6&50	<b>List Date</b>	10/20/2025
<b>Unit #</b>		<b>Expire Date</b>	5/29/2026
<b>City</b>	Fruita	<b>Days On Market</b>	5
<b>State</b>	CO	<b>Days On MLS</b>	3
<b>Zip Code</b>	81521-3000	<b>Sale/Rent</b>	For Sale
<b>Mapping</b>		<b>Virtual Tour</b>	Virtual Tour
		<b>Picture Count</b>	26



## DETAILS

<b>Zoning</b>	MDU	<b>Lot Size</b>	C: 0.5-0.99
<b>Lot Dimensions</b>	123x210x100x280	<b>Lot Size Source</b>	Assessor
<b>Total Acres</b>	0.58	<b>Real Estate Incl</b>	Yes
<b>Approx Irrig Acres</b>	0.00	<b>Irrig District</b>	N/A
<b>Irrig Water</b>	No	<b>Irrig Description</b>	N/A
<b>Elevation</b>	4,508	<b>Fronts</b>	S
<b>How Built</b>	Site Built	<b>Year Remodeled</b>	2020
<b>Energy Rated</b>	No	<b>Energy Rating</b>	N/A
<b>On Street Parking</b>	Yes	<b># Off Street Prkng Spaces</b>	10
<b>Rail Spur</b>	No	<b>Rail Frontage</b>	No
<b>Eave Height</b>		<b>Doc Hi</b>	
<b># Doc Hi Doors</b>		<b># Overhead Doors</b>	3
<b>Overhead Doors</b>	Yes	<b>Current Use</b>	Multi Use
<b>Offc/Retail/Misc Upper Lvl SqFt</b>	864	<b>Offc/Retail/Misc Main Lvl SqFt</b>	5187
<b>Offc/Retail/Misc Lower Lvl SqFt</b>	0	<b>Offc/Retail/Misc Bsmnt Lvl SqFt</b>	0
<b>Offic/Retail/Misc Total SqFt</b>	6051	<b>Warehouse Upper Lvl SqFt</b>	0
<b>Warehouse Main Level SqFt</b>	0	<b>Warehouse Lower Lvl SqFt</b>	0
<b>Warehouse Basement SqFt</b>	0	<b>Warehouse Total SqFt</b>	5,187
<b>Electric Company</b>	Xcel	<b>3 Phase</b>	Unknown
<b>Amperage</b>	220	<b>Volts</b>	220
<b>Gas Co</b>	Xcel	<b>Water Company</b>	Ute
<b>Sewer Company</b>	Fruita	<b>Original List Price</b>	\$749,743
<b>Input Date</b>	10/22/2025 3:09 PM	<b>Status Date</b>	10/22/2025
<b>HotSheet Date</b>	10/22/2025	<b>Update Date</b>	10/22/2025
<b>Price Date</b>	10/22/2025	<b>Geocode Quality</b>	Exact Match
<b>Associated Document Count</b>	0	<b>FIRPTA</b>	No
<b>County</b>	Mesa	<b>Available SqFt</b>	6,051
<b>Price per Acre</b>		<b>Estimated Triple Net</b>	
<b>Contract Before MLS</b>		<b>Type of Property</b>	
<b>Showing Desk #</b>	970-270-7505	<b>Exclusions</b>	Sellers Personal Property
<b>Cumulative DOM</b>	5	<b>Agent Hit Count</b>	39
<b>Client Hit Count</b>	3	<b>Price Per SQFT</b>	\$123.90
<b>Input Date</b>	10/22/2025 3:09 PM	<b>Update Date</b>	10/22/2025 3:09 PM
<b>Rented Lot</b>	No	<b>Floor Plans Count</b>	0
<b>Floor Plans Update Date</b>		<b>Listing Office 3</b>	
<b>Selling Office 3</b>		<b>List Agent 3</b>	
<b>Sell Agent 3</b>		<b>List Team</b>	
<b>Sell Team</b>			

## AGENT/OFFICE

**List Agent** JOE REED - PHONE: 970-260-7725  
**CoList Agent**

**List Office** THE JOE REED TEAM - MAIN: 970-270-7505  
**CoList Office**

## FEATURES

<b>Access/Medical Inclusions</b>	<b>Construction</b>	<b>Floor</b>	<b>Lease Includes</b>
Grab Bars Toilet	Concrete/Block	Concrete	Building & Land
Wide Doorway(s)	Masonry	<b>FEATURES</b>	<b>Lease Type/Terms</b>
Wide Hallway(s)	<b>Cooling Type</b>	Other-See Remarks	Other-See Remarks
<b>Basement/Foundation</b>	Evaporative Cooler	Boiler	Triple Net
Slab	<b>Documents Available</b>	C O Detector	<b>Roof</b>
<b>Building Type</b>	Floor Plan	Delivery Door	Flat
Automotive	Other-See Remarks	Display Window	<b>Street Desc/Access</b>

FEATURES

Industrial	<b>Driveway/Parking Area</b>	Fire Alarm	City/Town
Manufacturing	Black Top/Asphalt	Fire Detector(s)	State
Medical	<b>Equipment Includes</b>	Overhead Door(s)	<b>Showing Instructions</b>
Office	Fire Alarm	Partially Fenced	Appointment Only
Office Warehouse	Monument Sign	Sidewalks	Lockbox
Other-See Remarks	Other-See Remarks	Smoke Detector(s)	Call Show Desk
Professional	Security System	<b>Fuel</b>	<b>Sale Includes</b>
Recreational	<b>Energy Features</b>	Natural Gas	Building & Land
Restaurant	None	<b>Heating Type</b>	<b>Sewer</b>
Restaurant/Bar	<b>Exterior Siding</b>	Forced Air	Sewer Installed
Retail	Concrete/Block	<b>Location</b>	<b>Terms</b>
Service	Masonite	Free Standing	Cash
Transportation	Stone	Other-See Remarks	Conventional
Warehouse	Stucco	<b>Lot Description</b>	Lease Option
Wholesale	Brick	150' + Frontage	Lease Purchase
<b>CIC/CAM Includes</b>			Owner Carry 2nd
None			

COMMENTS

<b>Public Remarks</b>	For Sale or Lease – Exceptional Commercial Opportunity in Fruita, Colorado!! Positioned in one of the fastest-growing communities on the Western Slope, this versatile commercial property offers unmatched potential and visibility. The building is constructed from solid concrete block and masonry, featuring durable concrete floors, ADA-compliant restrooms, and extensive electrical upgrades throughout. With frontage on Interstate 70, Highway 6 & 50, and the rail line, plus direct access to the Fruita bike path, this location is ideal for maximizing exposure and accessibility. The main structure includes multiple office and work areas, three overhead doors, front and rear parking, and an electronic monument sign for excellent street presence. A wired security system is already in place, and recent roof improvements ensure the building remains in solid condition. The flexible design could easily accommodate multiple businesses or uses under current zoning. In addition to the main building, a separate 864 sq. ft. detached building offers two offices, a lobby/reception area, and an ADA-compliant restroom — perfect for additional office space, a satellite operation, or a separate lease opportunity. This property's zoning and location open the door for a wide range of possible uses — from service-based operations to retail, professional, or light industrial applications. With Fruita's rapid economic growth and limited available commercial space, opportunities like this are increasingly rare. The owners are open to creative scenarios — for sale or lease, with potential flexibility depending on your vision. Bring your ideas, explore the possibilities, and let's make a deal that works for everyone. Fruita is thriving—alive with growth, innovation, and a deep commitment to supporting local business. The city's pro-business environment, steady population growth, and strong community spirit make it a magnet for entrepreneurs and investors alike. Whether you're looking to establish, expand, or reimagine your business, this property places you right at the heart of Fruita's momentum. Opportunities like this don't come along often—this is your chance to plant your flag in one of Western Colorado's most dynamic and business-friendly markets. Contact us today for details, zoning information, or to schedule a private showing! THIS AWESOME OPPORTUNITY IS YOURS!
<b>Agent Confidential Rmks</b>	*** PLEASE CALL JOE REED 970-260-7725 BEFORE MAKING AN OFFER *** Serious offers only. Offers must be accompanied by proof of funds and or LOI. AUDIO AND VISUAL LISTENING DEVICES ON PREMISES!!
<b>Directions</b>	Hwy 6 and 50 past FMHS on the right hand side of the road as you are going towards Fruita from Grand Junction.

INTERNET

<b>IDX Include</b>	Y	<b>Display on Internet</b>	Yes
<b>Address Display</b>	Yes	<b>Allow Comments</b>	Yes
<b>Allow AVM</b>	Yes		

FINANCIAL

<b>CIC</b>	No	<b>CIC Dues</b>	
<b>CIC Frequency</b>		<b>CIC Web Address</b>	
<b>NOI</b>	0.00	<b>CIC Transfer Fee</b>	
<b>Earnest Money Deposit \$</b>	10,000	<b>Earnest Money Holder</b>	Land Title
<b>Cap Rate</b>	0	<b>Special Assessment</b>	No
<b>Special Assessment Desc</b>	N/A	<b>Tax Year</b>	2025
<b>Taxes</b>	13,974.47	<b>Title Company</b>	Land Title
<b>Available for Auction</b>	No	<b>Broker Relationship</b>	Seller's Agent
<b>Possession</b>	Funding	<b>Seller Name</b>	FCHAR LLC
<b>Seller Licensed</b>	No	<b>Leased</b>	No
<b>Lease Price per Sqft</b>		<b>Lease Expires</b>	
<b>Sale Type</b>	N/A		

SOLD

<b>Sell Agent</b>	<b>Sell Office</b>
<b>CoSell Agent</b>	<b>CoSell Office</b>
<b>Contract Date</b>	<b>Closing Date</b>
<b>Off Market Date</b>	<b>Sold Price</b>
<b>How Sold</b>	<b>Non Member Salesperson</b>

SOLD

Seller Concessions  
Concessions \$

Concession Description  
Sold Price Per SQFT

ADDITIONAL PICTURES



Main Building Floorplan



Front View



Paved Parking



Rear Paved Parking



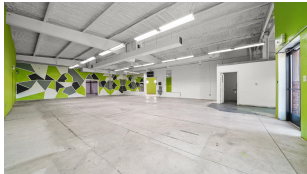
Off Street Parking



Back View



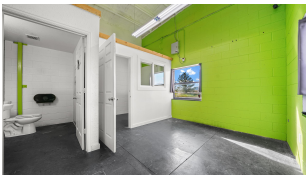
.58 Acre Lot



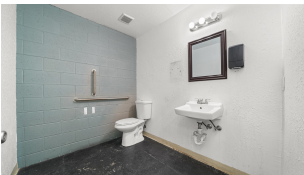
Main Area



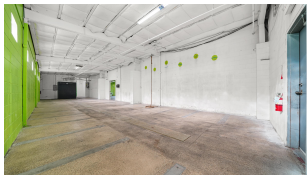
Many Possibilities



2 Bathrooms and Office



2 Bathrooms in Main Bldg



Side Room



Floor Drain



Separate Area with Garage



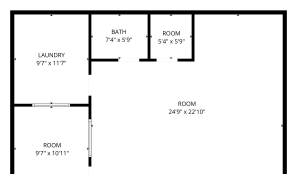
Back Room



Separate Building



Paved Parking



Back Building Floorplan



Bathroom and 2 Offices



864 sq ft



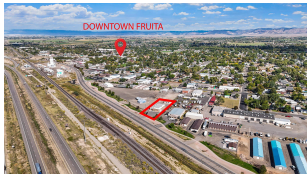
Office 1



Bathroom in Back Bldg



Prime Location!



Hwy/Rail/Interstate Frontage



Mixed Use Development