

740 Columbia St. Delta, Colorado 81416



COMMERCIAL SALE INFORMATION PACKET

John Renfrow * Renfrow Realty

Contact John Renfrow / Renfrow Realty
(970) 874-1500 / (970) 249-5001

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified

Member of:



RMCRE NETWORK PARTNER
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Property Executive Summary

**740 Columbia St,
Delta CO**



MLS#	Bldg Sq.Ft. (MOL)	Acreage (MOL)	Listing Price	\$/Sq.Ft.
819640 819628	2,976	0.17	\$374,888	\$125.97



Fully Remodeled Multi-Family Opportunity

Located near Downtown Delta and the US Highway 50 Bypass.

Come and visit this ideally situated ~2,976 sq ft building offering 5 bedrooms, 3 offices, 6 bathrooms, a reception area, a kitchenette, and a meeting room. Additionally featuring a fully enclosed and well-maintained side yard, the property includes a landscape sprinkler system as well as 6 parking spots and access from frontage street and alley. Zoned R-3 in the City of Delta, this property allows for both single and multifamily uses as well as select commercial uses. Within several blocks of the Downtown Delta area and Highway 50 Bypass, the property has easy access to and from the primary thoroughfares of the area. As the property is designated with Opportunity Zoning, prospective buyers will be able to benefit from substantial tax deferral opportunities.



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Aerial Photo



Photo from Delta County GIS

--- Subject Property

All Boundaries are approximate and should be verified
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Directions to Property

**Starting from Delta Chamber of Commerce
301 Main Street, Delta, CO 81416**

**Chamber of Commerce
301 Main St, Delta, CO 81416**

- ↑ Head south on Main St toward W 4th St
0.4 mi
- ↪ Turn right onto Eaton Ave
0.2 mi
- ↑ Continue onto W 8th St
400 ft
- ↪ Turn right onto Columbia St
213 ft

Property will be on your Right

740 Columbia St
Delta CO, 81416



Photo from Google Maps

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★ Subject Property



Delta County Assessor Property Account Detail*

Account Detail

Account: R015255

Legal Description

Owner Information

Parcel Number 345724216019

Owner Name: HILLTOP HEALTH SERVICES CORPORATION

Tax Information

Legal Summary: S: 24 T: 15S R: 96W Subdivision: PLAT B DELTA Block: 12 Lot: 23 AND:- Lot: 24 TOTAL ACRES 0.17 +/- ALL OF LOTS 23 & 24 BLK 12 PLAT "B" DELTA BK 284 PG 427 BK 290 PG 314 BK 298 PG 412 BK 299 PG 445 BK 255 PG 515 BK 320 PG 68 BK 322 PG 247 BK 541 PG 548 BK 661 PG 80 BK 667 PG 414 BK 668 PG 131 BK 669 PG 377 BK 681 PG 47 BK 767 PG 492 BK 815 PG 471 BK 839 PG 312 R-2009834 IMPROVE SVY R-633142 & 633144 STATEMENT R-633143 R-635263 R635264

2025 Residential**:	\$2,718.00
2025 Commercial**:	\$10,956.76

Assessment Information

Actual Year Built: 1965

Actual (2024)	\$637,420
Assessed	\$177,841

Type	Actual	Assessed	Sq Ft	Ac
Improvements	\$599,920	\$167,378	2,976	
Land	\$37,500	10,463		0.17

*For more information, please contact the Delta County Assessor at (970) 874-2120

**Tax amounts are estimated for the calendar year of 2025



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710 Columbia St Exterior



Entrance from Columbia St



Entrance from alley



710 Columbia St Interior

Reception Area



Kitchenette



Meeting Room



Office #1



710 Columbia St Interior

Bedroom #2



Bedroom #4



710 Columbia St Floorplan



Property General Information

UTILITIES

- Water/Sewer/Trash/Electricity:
 - City of Delta Utilities (970) 874-7908
- Natural Gas:
 - Black Hills Energy (800) 563-0012
- Internet:
 - Clearnetworx (970) 240-6600
- Phone:
 - CenturyLink (800) 244-1111

BUILDING SPECIFICS

- Heat
 - Hot Water Baseboard
- Cooling
 - Evaporative Cooling
- Building Plans Available Upon Request

Inclusions

- Dishwasher, Refrigerator, Stove/Oven
- *All Interior Furnishings and Shed are Negotiable*

Exclusions

- Owner Personal Property



OPPORTUNITY ZONE: Tax Break & Deferment

- The property designated as an Opportunity Zone by the Internal Revenue Service (IRS)
- This distinction allows for significant investor and business tax credits through the temporary deferral of capital gains
- <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>
- For more City of Delta "O-zone" information contact Trish Thibodo, Executive Director of Delta County Economic Development at (970) 874-4992

City of Delta Zoning Map



Zoning Parcels June 2022

- A-1 Agriculture
- B-1 Business 1
- B-2 Business 2
- B-3 Business 3
- I - Industrial
- IR - Industrial / Residential
- MHR-Mobile Home Residential
- MR-Medical / Residential
- OR-Office / Residential
- R-1 Residential 1
- R-1A Residential 1A
- R-2 Residential 2
- R-3 Residential 3
- R-4 Residential 4
- R-R Rural Residential

Photo from Delta County GIS

- Subject property is zoned "I" Industrial
- Zoning regulations for "I" are on the following page

All information deemed reliable, but not guaranteed. Contact Raini Ott with the City of Delta for more information. (970) 323-4335 or raini@dynamicplanning.co



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Boundary lines are approximate and should be verified



Zoning Breakdown* - R-3 District

A. INTENT: The R-3 District is intended to provide an area which is suitable for single family homes, duplexes and multi-family residences with intermediate overall density. This District provides for other uses which are compatible with such residential uses.

B. USES BY RIGHT:

1. Single family homes, duplexes, multi-family residences.
2. Public utility service facilities.
3. Government buildings and facilities.
4. Parks and recreation facilities owned or operated by a homeowners' association.
5. Churches.
6. Assisted living facilities.
7. Bed and breakfast operations.
8. Child care facilities.
9. Accessory uses.
10. Adult care facilities.

C. CONDITIONAL USES:

1. Nursing homes for the aged, invalid, ill, or mentally impaired.

D. PERFORMANCE STANDARDS: No Factory Built Housing, except for Allowed Modular Housing as defined in Section 17.04.020(A)(9), shall be authorized. Any Allowed Modular Unit(s) must be permanently attached to an engineered foundation and properly connected, completed and inspected on site in accord with the reasonably applicable provisions of Chapter 15.04 of the Delta Municipal Code as outlined in the pertinent building permit.

* Taken from City of Delta Zoning Regulations 2021

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Recap

- **Location:** near busy Highway 50 Bypass and Downtown Delta
- **2,976 sq ft:** Fully remodeled and adaptable to a variety of uses
- **Features:** 5 bedrooms, 3 Offices, Reception area, Meeting Room, 4 Full Bathrooms, One ¾ Bath, and One ½ Bath
- **R-3 Zoning:** 0.17 AC Lot in the City of Delta, which may include single family, multi-family, and specific commercial uses
- **6 parking spots:** 3 gravel on Columbia St and 3 paved off of the alleyway
- **Tax Break Opportunity:** Opportunity Zoning allows for tax deferment

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