



FOR LEASE

JUST REMODELED HISTORIC
FIRST CLASS RETAIL
ATTRACTIVE PRICING

HOTCHKISS, CO
SUITE # A - STORE FRONT
MLS # 819043



PRIME RETAIL LOCATION IN THE FRIENDLIEST TOWN ON THE WESTERN SLOPE!

Prime Commercial Space in Renovated Landmark Building – Downtown Hotchkiss

Discover a beautifully renovated landmark building in the heart of booming downtown Hotchkiss, Delta County. Located on the main shopping street with over 12,000 vehicles daily ensures excellent visibility and exposure to both vehicle and foot traffic.



LUCINDA STANLEY, CCIM

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970-201-2152

Showings by appointment only. Call today (970) 512-3000

300 Stafford Lane Ste. 30214
Delta, CO 81416



WWW.GRANDMESARES.COM

970-512-3000

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



1,029 ± Usable sq.ft. / 1,250 ± Rentable sq.ft



Window Front

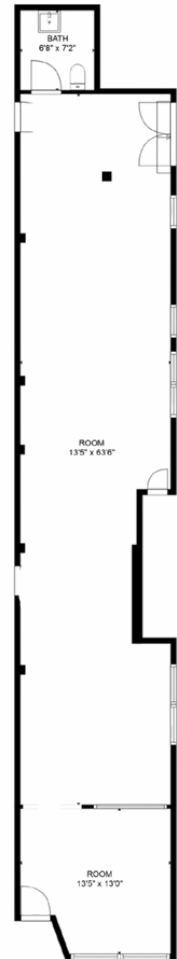


New ADA Restroom



Double Delivery Door Side Location

Suite A: Floor Plan



KEY FEATURES

- **High-Visibility Location:** Over 12,000 cars pass this space daily, at under 25mph. Across the street from one of highest grossing retail stores in Hotchkiss, and the post office.
- **Modern Updates:** A charming historic building with stylish renovations, ADA bathroom, and comes with one off street parking space behind building
- **Convenient Parking:** On-street and off-street parking for easy customer access
- **Dynamic Business Environment:** Thriving downtown setting, perfect for entrepreneurs. Walking distance to the county fair grounds that bring thousands of customers, access to 9 restaurants/coffee houses, and other retail shopping
- **Leasing Terms:** Base rent 1st year \$1,510 per month, triple net lease. Estimated Operating Expenses \$513.54 per month plus shared utilities. 3 to 5 year term available with options to extend. Ask for details
- **Tenant Pays:** In addition to Operating Expenses, cleaning of suite, windows, security, trash, and any tenant Improvements



One of the Owners is a licensed Colorado real estate broker. Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application and type of use for any reason.