



1ST STREET

MAIN STREET COMMERCIAL WITH TWO APARTMENTS FOR SALE

226 1ST STREET, AULT, CO 80610

PROPERTY HIGHLIGHTS

226 1ST STREET, AULT, CO 80610

Located in the heart of Ault at the high-visibility corner of 1st Street and Highway 85, this mixed-use property offers a prime investment opportunity. The building features a ground-floor retail space ready for occupancy—perfect for an owner-user or new tenant—and two residential units on the second floor. The upstairs includes a one-bedroom apartment and a three-bedroom apartment. With its prominent corner location and built-in residential revenue, this property is ideal for investors or entrepreneurs looking to establish a presence in a growing northern Colorado community.

- **First-Floor Retail Unit (Unit 1)**
 - » 2,000 SF
 - » 13.7' vaulted ceilings with prominent display windows
 - » Includes under-stair storage, a kitchenette, and two restrooms
 - » Flexible layout suitable for a variety of retail or service businesses
- **Second-Floor Residential Apartments (Unit 2 & 3 - Leased)**
 - » Unit 2: 950 SF; 3 bed / 1 bath
 - » Unit 3: 800 SF; 1 bed / 1 bath with private deck
 - » Common Area/Storage: Approx. 250 SF
- **Utilities**
 - » Three separate electric meters (1 commercial, 2 residential)
 - » Apartments feature electric baseboard heat; retail unit has gas heat
 - » Plumbing and electrical systems updated in 2007
- **Landlord Responsibilities**
 - » Water and trash service provided by landlord

Sale Price:	\$450,000 (\$112/SF)
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Building Size:	4,000 SF
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Parking:	4 Spaces
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YOC/YOR:	1907/2007
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Lot:	0.07 Acre
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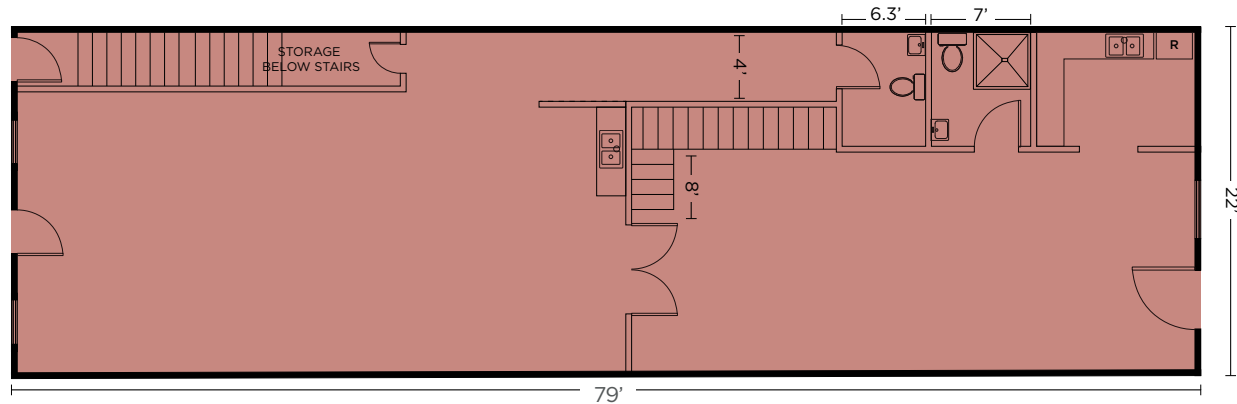
Zoning:	Commercial Town of Ault 
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UNIT 1 - AVAILABLE FOR LEASE

RENT ROLL | Commercial Unit (1st Floor) & Residential Apartments (2nd Floor)

Unit	Size	Bedrooms	Bath	Lease Expiration	Monthly Rent
1	2,000 SF	-	2	Available For Lease	\$2,000/month
2	Approx. 950 SF	3	1	2/28/2026	\$1,000/month
3	Approx. 800 SF	1	1	10/31/2026	\$1,200/month
Common Area		Approx. 250 SF			

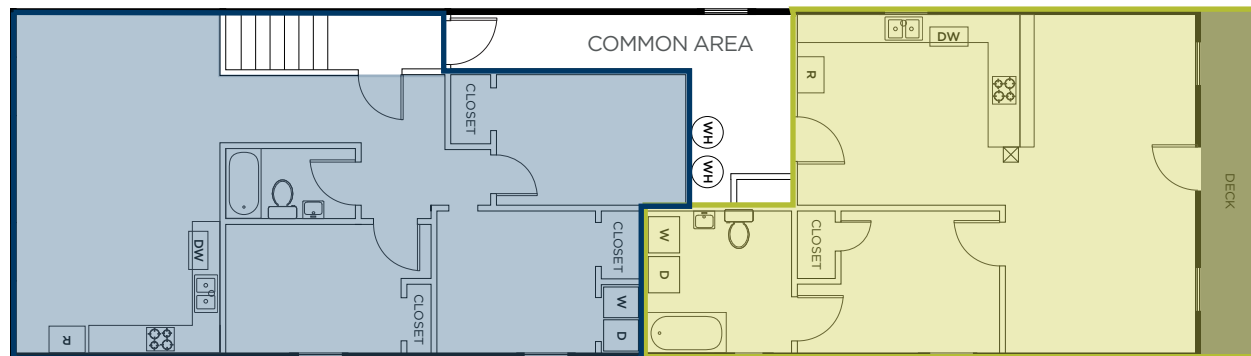
1ST FLOOR - COMMERCIAL UNIT
2,000 SF



MAIN FLOOR
(MEZZANINE)



2ND FLOOR - RESIDENTIAL
APARTMENTS
2,000 SF



FLOOR PLAN

PROPERTY PHOTOS

226 1ST STREET, AULT, CO 80610



YOUTH FIELD



DEMOGRAPHICS: 10 Mile Radius

2024 Population:	30,503
2029 Population:	36,039
2024 Households:	10,465
2029 Households:	12,402
Total Consumer Spending	\$433.3M

Costar, 2025

1ST STREET (10,000 VPD)

LIBERTY PARK

HIGHLAND HIGH SCHOOL

AULT FOOTBALL FIELD



(13,000 VPD)



CONTACT INFORMATION

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