



MAIN STREET COMMERCIAL WITH
TWO APARTMENTS FOR SALE

226 1ST STREET, AULT, CO 80610

 CUSHMAN &
WAKEFIELD

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)

Building Size: 4,000 SF

Parking: 4 Spaces

YOC/YOR: 1907/2007

Lot: 0.07 Acre

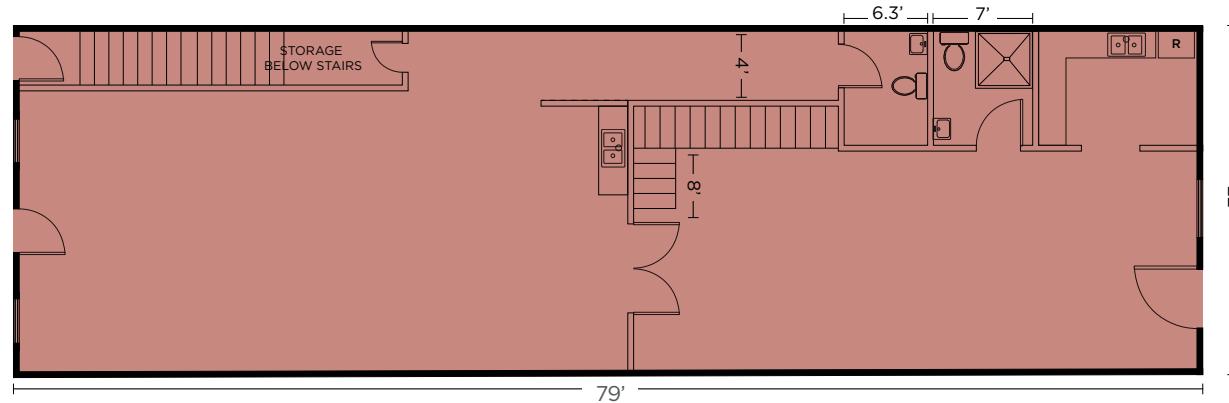
Zoning: Commercial | [Town of Ault](#) 

UNIT 1 - AVAILABLE FOR LEASE

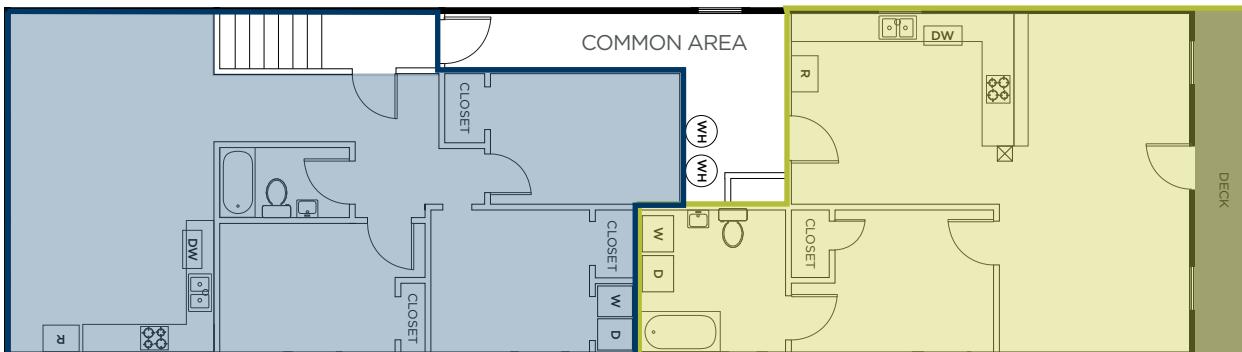
RENT ROLL | Commercial Unit (1st Floor) & Residential Apartments (2nd Floor)

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



2ND FLOOR - RESIDENTIAL APARTMENTS
2,000 SF



PROPERTY PHOTOS

226 1ST STREET, AULT, CO 80610



YOUTH FIELD



1ST STREET (10,000 VPD)

HIGHLAND HIGH SCHOOL

AULT FOOTBALL FIELD

LIBERTY PARK



(13,000 VPD)



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



CONTACT INFORMATION

NATE HECKEL

Managing Director
+1 970 267 7724

nate.heckel@cushwake.com

TY MASHEK

Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com

772 Whalers Way, Suite 200

Fort Collins, CO 80525

+1 970 776 3900

cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE