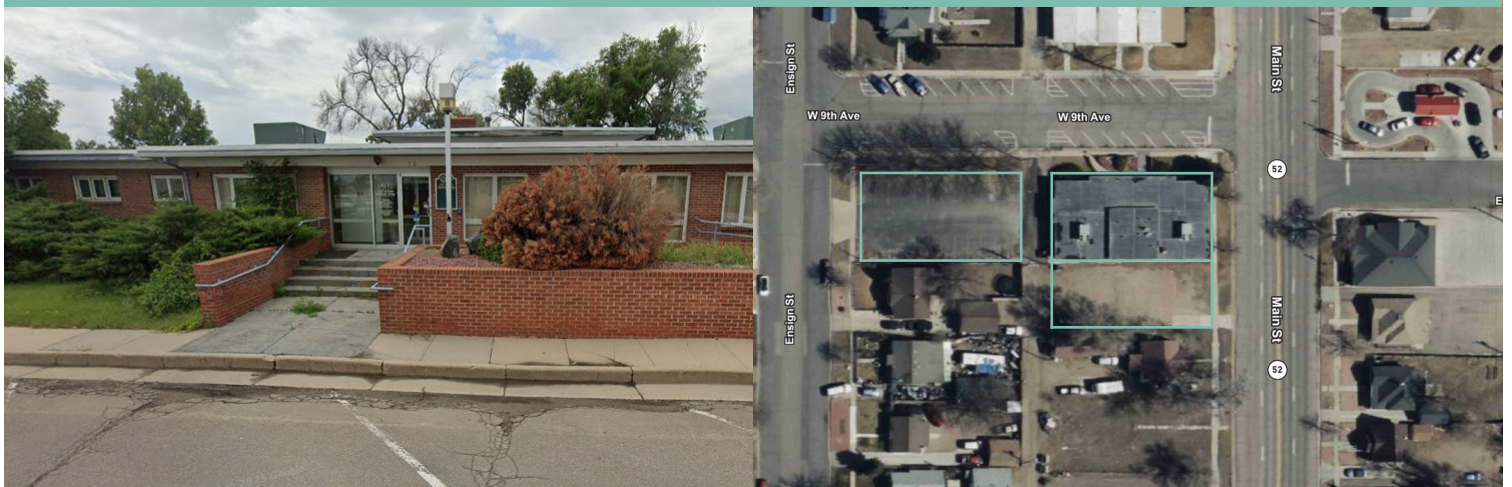


# 9th & Main Corner Site

## Value-Add or Redevelopment

102 W. 9th Avenue  
Fort Morgan, CO 80701  
[www.9thandmain.com](http://www.9thandmain.com)

Ideal for Owner-Users and Developers



## Opportunity in the Heart of Fort Morgan

102 W. 9th Avenue is a ±6,333 SF single-story medical/office building on a prominent corner on Fort Morgan’s historic downtown Main Street. It features an existing medical layout, a full unfinished basement, flexible B-1 Mixed Use zoning, and a ±21,312 SF (±0.49 acre) site with strong visibility, easy access, and on-site parking. Set within Fort Morgan’s Historic Downtown, where community focus supports demand for local dining, boutique shops, and walkable neighborhood experiences, the Property is well-positioned to benefit from the steady growth of the area’s commercial core.

## Contact Us



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Key Feature	Description
Zoning	B-1 Mixed Use Business zoning allowing medical, office, retail, and mixed-use commercial options.
Positioning	Centrally located value-add medical/office building with strong visibility along Main St & 9th Ave.
Building Size	±6,333 SF single-story masonry building with an existing medical layout and full unfinished basement.
Condition	<i>Modernization Potential:</i> Building systems and interiors offer updating opportunities aligned with value-add strategies.
Parcel Size	±21,312 SF (±0.49 acres) across three parcels at a highly visible Main St corner location.
Redevelopment Upside	<i>Flexible path</i> for renovation, reconfiguration, or full mixed-use redevelopment enabled by B-1 zoning and corner prominence.
Parking	±22 surface parking spaces + dirt lot + additional street parking.
Price	\$595,000.