KW COMMERCIAL

KELLERWILLIAMS REALTY URBAN ELITE

FOR SALE

801 Main Street

Fort Morgan, CO 80701

Property Overview

801 Main Street presents an opportunity to acquire a renovated mixed-use property at the prominent corner of Main Street and 7th Avenue in Downtown Fort Morgan. The ±2,129-square-foot building includes approximately 1,217 square feet of commercial retail or office space and a ±912-square-foot one-bedroom apartment, creating flexibility for owner-users, investors and entrepreneurs seeking a live-work configuration.

The commercial portion was most recently operated as Bun Appétit, a local café offering prepared meals, coffee, tea, smoothies and catering services. This history provides helpful context for food-service or hospitality-oriented buyers without limiting the property's broader potential for professional office, medical, retail, financial, educational or service-business occupancy.

The commercial space offers a reception area, multiple private offices, a large conference or training room, storage, an ADA-compliant restroom and a full basement. The residential apartment may provide supplemental rental income, private living accommodations or additional operational flexibility. Renovations and improvements include commercial-grade windows, updated flooring and finishes, LED lighting, ethernet wiring, security and sprinkler systems, and numerous interior upgrades. Dedicated on-site parking and strong visibility along Main Street further enhance the property's owner-user and investment appeal.

Sales Price	$410,000
Property Type	Mixed-Use Retail / Office with Residential Apartment
Previous Commercial Use	Café and Prepared-Food Business
Building Size	±2,129 SF
Commercial Area	±1,217 SF
Residential Area	±912 SF
Apartment Configuration	1 Bedroom / 1 Bathroom
Land Area	6,000 SF / ±0.14 AC
Year Built	1916
Building Condition	Extensively Renovated
Zoning	B-1 Commercial
Parking	Dedicated On-Site Parking
Heating and Cooling	Forced Air and Central Air
Commercial Layout	Reception, Private Offices, Conference/Training Room, Storage and ADA Restroom
Additional Space	Full Basement
Potential Positioning	Owner-User, Investment or Live-Work Opportunity

Ramon C. Bargas - Investor Counselor
(720) 234-5134 Ramon@KWCommercial.com

Yadira Garcilazo - Investor Counselor
970-467-3027 ygarcilazo@kw.com

Each Office Is Independently Owned and Operated.

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Fort Morgan, CO 80701

Location Highlights

- Prominent corner at Main Street and 7th Avenue
- Located within Downtown Fort Morgan's established commercial district
- Strong Main Street visibility and signage potential
- Convenient access to U.S. Highway 34 and regional transportation routes
- Dedicated on-site parking improves accessibility for customers, employees and residents

Demographic Summary

Demographic	Current Reported Figure
2020 Census Population	11,597
Recent Population Estimate	Approximately 11,600–11,800
Households	Approximately 4,184
Median Household Income	$64,158
Per Capita Income	$26,595
Median Age	Approximately 33.5 Years

Investment Highlights

- Versatile mixed-use property combining commercial and residential space
- ±1,217 SF of office or retail space
- ±912 SF one-bedroom, one-bath apartment
- Multiple private offices, reception area and conference or training room
- ADA-compliant restroom and full basement
- Security and sprinkler systems
- Potential uses include retail, office, medical, professional services, education, financial services or food service, subject to applicable approvals

Floor Plan

Measurements Deemed Highly Reliable But Not Guaranteed.
The building is equipped with a grease trap.

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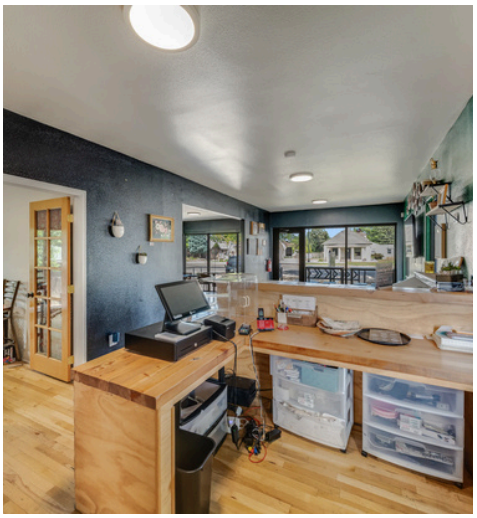
Property Photos



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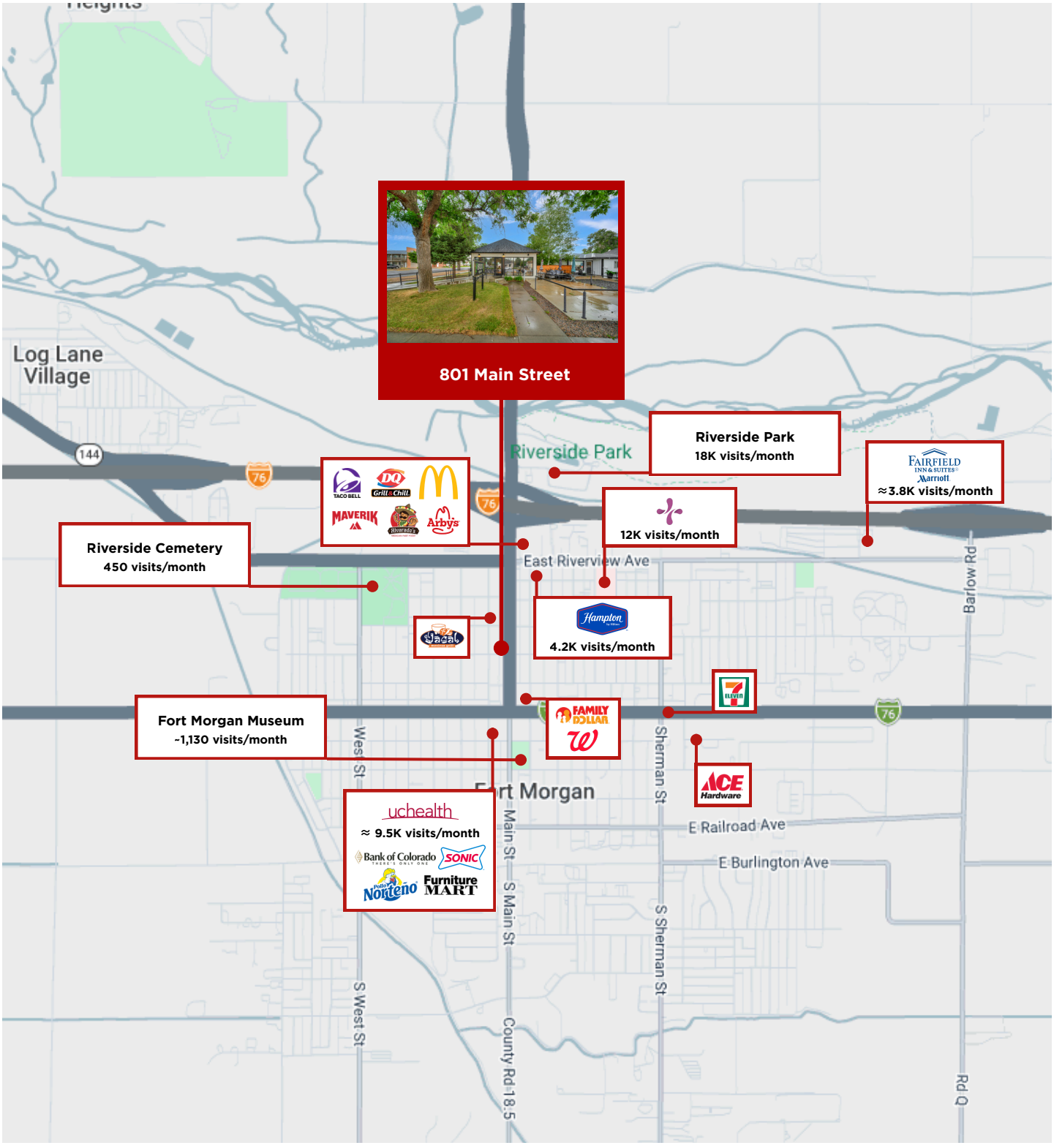
Nearby Establishments



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