



**HOTCHKISS CO**  
**178 E. BRIDGE ST.**

**MLS# 833775/20261812**



**POSITION YOUR BUSINESS IN THE CENTER OF DOWNTOWN HOTCHKISS WITH THIS SPACIOUS, HIGHLY FLEXIBLE COMMERCIAL UNIT LOCATED IN A PRIME HIGH-TRAFFIC AREA WITH EXCELLENT VISIBILITY. UNIT 1 FEATURES A GROUND-FLOOR LAYOUT ENHANCED BY AN OPEN MEZZANINE THAT OVERLOOKS THE MAIN LEVEL, CREATING A BRIGHT AND ENGAGING SPACE IDEAL FOR RETAIL, OFFICE, OR CREATIVE USE.**

**THE PROPERTY BLENDS MODERN UPDATES WITH HISTORIC CHARM, INCLUDING UPGRADED PLUMBING AND ELECTRICAL SYSTEMS, ENERGY-EFFICIENT LED LIGHTING, AND BEAUTIFULLY RESTORED ORIGINAL WOOD FLOORS. ORIGINAL TIN CEILINGS AND WALL PANELS REMAIN IN EXCELLENT CONDITION, ADDING CHARACTER AND AUTHENTICITY.**

**ADDITIONAL AMENITIES INCLUDE A FULL BASEMENT FOR GENEROUS STORAGE, AN ADA-COMPLIANT RESTROOM, A LARGE STORAGE ROOM, AND A JANITORIAL SPACE ALREADY STUBBED FOR THE POTENTIAL ADDITION OF A SECOND (NON-ADA) RESTROOM. THE BUILDING IS PART OF A TWO-UNIT ASSOCIATION, WITH SHARED COSTS FOR INSURANCE AND EXTERIOR MAINTENANCE.**

**FOR ADDED SECURITY, THE PROPERTY IS EQUIPPED WITH AN ALARM AND FIRE SYSTEM FEATURING REMOTE ACCESS CAPABILITIES. MONITORING SERVICES MAY BE CONTINUED AT AN ESTIMATED ANNUAL COST OF \$370.**

**A STANDOUT FEATURE OF THE SPACE IS A HISTORIC WALL MURAL PAINTED BY ALVA BROWNING IN THE 1920S, OFFERING UNIQUE LOCAL SIGNIFICANCE AND VISUAL APPEAL.**

**THIS DISTINCTIVE PROPERTY COMBINES FUNCTIONALITY, VISIBILITY, AND HISTORIC CHARACTER—MAKING IT AN EXCEPTIONAL OPPORTUNITY FOR A WIDE RANGE OF BUSINESS VENTURES.**



**Lucinda Stanley, CCIM**  
Managing Broker

(970) 201-2152



www.grandmesares.com  
300 Stafford Lan Ste. 30214  
Delta, Colorado 81416



**Emily Brown-Schoonover**  
Associate Broker

(970) 275-0588

**\$340,000 | 1,996 +/- SQ. FT**

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.*