

COMMERCIAL PROPERTY

1041 HIGHWAY 6&50

FRUITA, CO 81521

High-Visibility Corner Location with
Excellent Frontage & Redevelopment Potential



PROPERTY HIGHLIGHTS

- 2400 SF commercial building on 0.54 acre lot
- Exceptional visibility and frontage on Highway 6&50
- Prime traffic-light corner with high traffic counts
- Former quick-service restaurant with drive-thru window
- Walk-in cooler/freezer, range hood, and existing restaurant infrastructure
- Ample on-site parking with easy access
- Ideal for owner-user, redevelopment, or investment

PROPERTY OVERVIEW

This 2400 square foot commercial building is ideally located on Highway 6&50 in Fruita, offering outstanding visibility, easy access, and strong traffic exposure. The property sits on a 0.54 acre parcel at a signalized intersection, surrounded by established businesses and major transportation routes.

The property was previously improved as a quick-service restaurant and includes a drive-thru window, walk-in cooler/freezer, range hood, and other existing infrastructure—making it well-suited for restaurant, retail, or other commercial uses.



BUILDING SIZE
2400 SF



YEAR BUILT
1982



PARKING
Ample On-Site



LOT SIZE
0.54 Acres



ZONING
C1



FRONTS
South

EXCLUSIVELY LISTED BY
RICKARD TEAM
RE/MAX 4000 INC.

RAY RICKARD
ray@gjproperties.com
970.250.1128

SCOTT RICKARD
srickard@gjproperties.com
970.640.2306