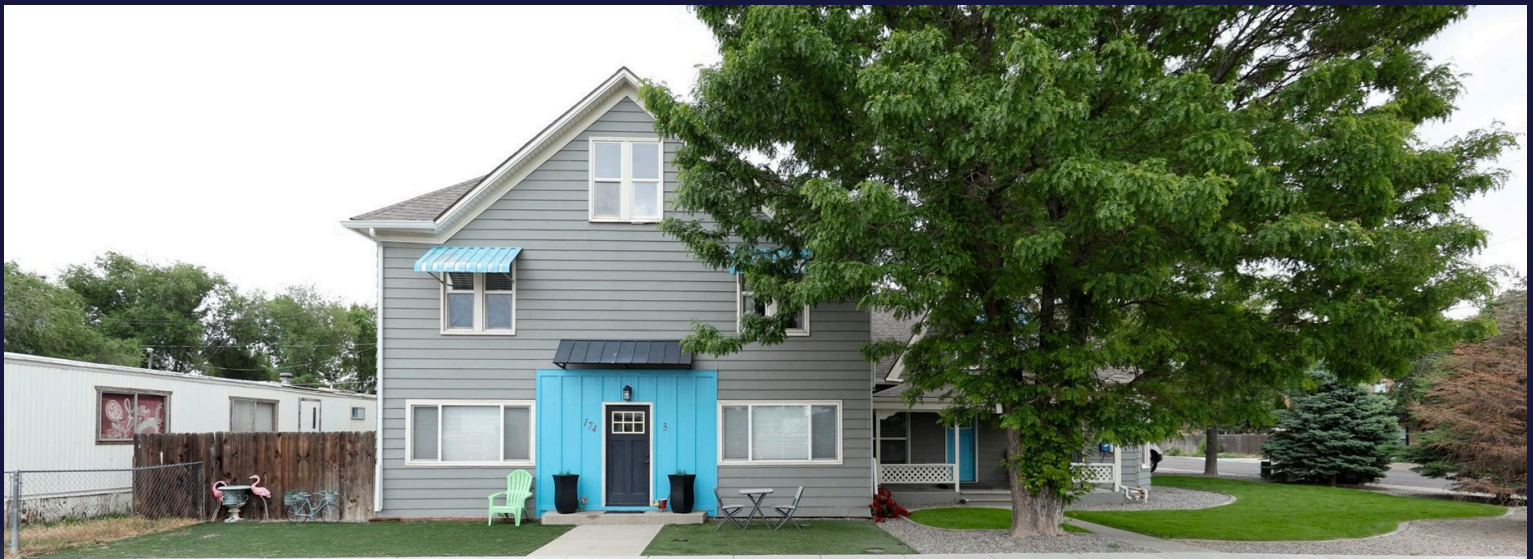


RARE TURNKEY INVESTMENT OPPORTUNITY

FOR SALE IN DOWNTOWN FRUITA, CO

FRUITA, CO | ASKING PRICE: \$1,350,000 | NOI: \$115K ANNUALLY



174 S. Mulberry FrUITA, CO 81521

- 7-unit Short-Term Rental Business
- Turn-Key fully furnished
- Fully renovated with exceptional taste and style
- Located in Downtown FrUITA, CO (Destination community for all things outdoors)

Becca Posner, CCIM

✉ becca@posner.properties

☎ 970-424-2281

🌐 www.venturegj.com

174 S. Mulberry St.

Fruita, CO 81521



This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Venture Group broker or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without express written consent.

Interested buyers should be aware that the Seller is selling the property "as is" CONDITION WIT ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the property and all improvements therein, either independently or through agents of the buyer's choosing.

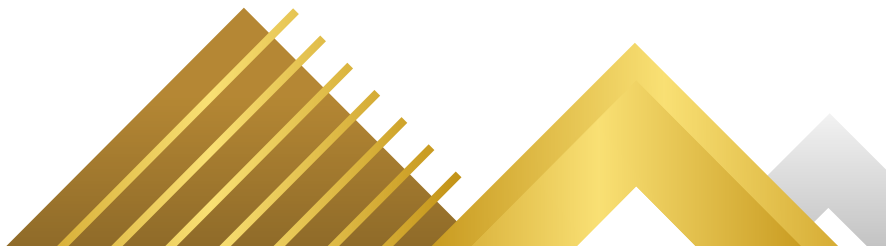
The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be (i) presented in the form of a no-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the property and all other expenses, professional or otherwise, incurred by them.

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PROFITABLE TURNKEY BUSINESS

This high-performing, turnkey short-term rental asset presents a compelling investment opportunity in the thriving destination market of Fruita, Colorado—just two blocks from Main Street. The property consists of a fully renovated early-1900s building reconfigured into seven income-producing units, each thoughtfully upgraded with durable, high-end finishes including granite countertops, tile and marble bathrooms, and distinctive design elements that drive premium nightly rates and repeat bookings.

PROPERTY HIGHLIGHTS:



- Established presence on Airbnb and VRBO
- Proven track record of strong occupancy
- Consistent cash flow
- Historical NOI averages approximately \$115,000 annually
- Recent strategic leasing of two units to long-term tenants provides income stability while maintaining upside through short-term rental demand
- 7-unit Short-Term Rental Business
- Turn-Key fully furnished
- Fully renovated with exceptional taste and style

Located just two blocks from downtown Fruita, CO

ASKING \$1,350,000

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PHOTOS



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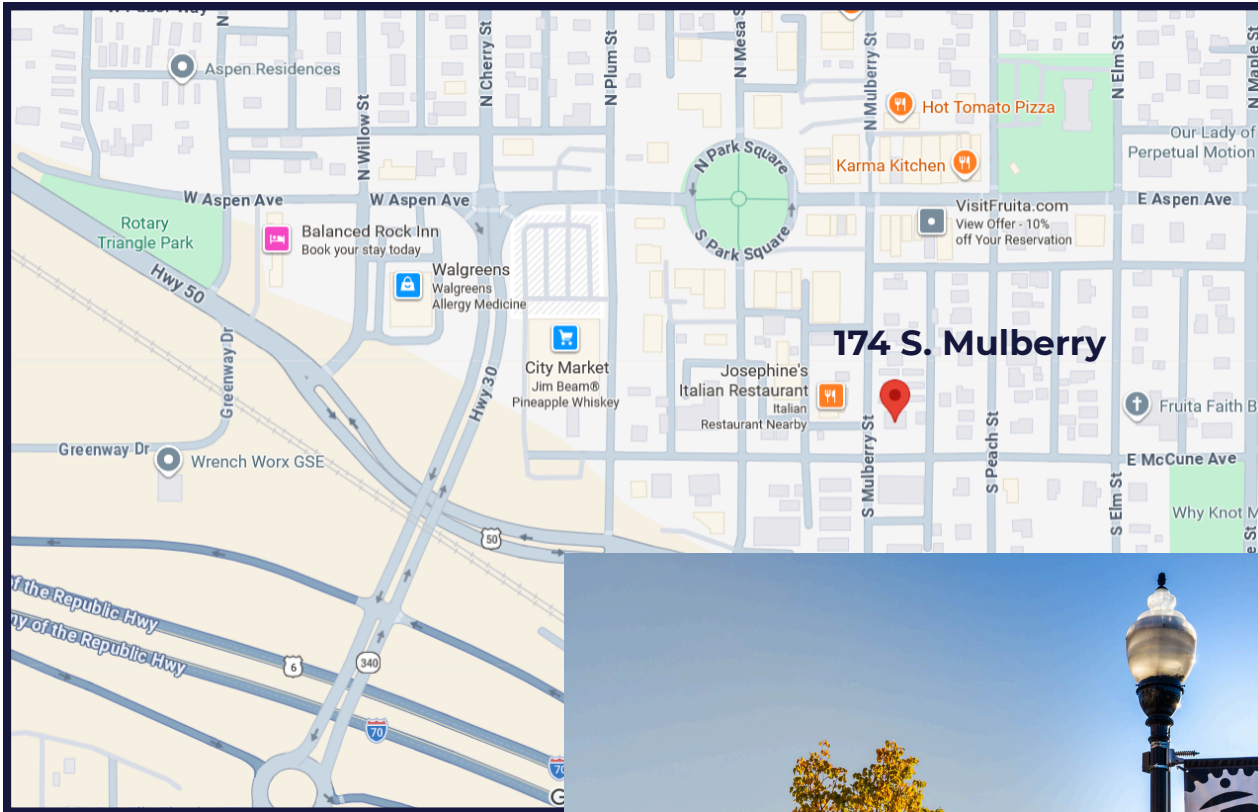
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Welcome to Fruita, Colorado

Be right in the heart of it all!



Welcome to Fruita, Colorado—a thriving Western Colorado destination where outdoor lifestyle and economic vitality intersect. Known for its entrepreneurial spirit and strong tourism appeal, Fruita offers a vibrant mix of locally owned retail, elevated dining, and award-winning craft breweries that continue to draw visitors year-round.

With over 300 days of sunshine annually, residents and guests enjoy unparalleled access to world-class recreation—from nationally recognized mountain biking trails and Colorado River rafting to hiking, golfing, and breathtaking desert landscapes. This unique balance of lifestyle and accessibility makes Fruita not only a sought-after place to live, but an increasingly desirable market for short-term rental investment.

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Fruita, CO 81521



Fruita, CO Demographics

POPULATION

Total Population	13,691
Average Age	41.5
Top Industry	Healthcare & Social Assistance
Employment	6,370

HOUSEHOLD & INCOME

Total Households	5,273
Median HH income	\$87,184

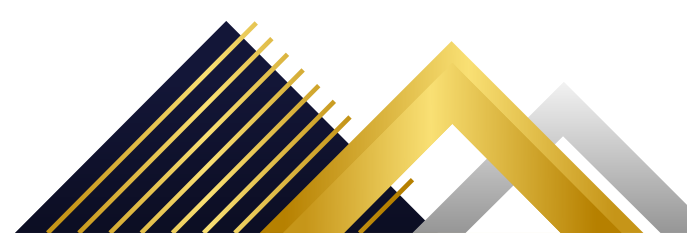
DISTANCE TO ...

Montrose	71 miles	Glenwood Springs	99 miles
Delta	52 miles	Aspen	140 miles
Telluride	136 miles	Denver	255 miles
Salt Lake City	265 miles	Durango	177 miles

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HIKING, BIKING, RAFTING, SKIING, GOLF AND MORE!



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I started my career in commercial real estate in 2017, and I believe I bring a unique blend of insight, dedication, and a passion for community growth to every transaction.

Specializing in leasing, acquisitions, investment transactions, and development projects, I work closely with clients to identify opportunities that align with their goals while contributing to the continued growth and vitality of the Grand Valley.

Before transitioning into real estate, I spent 15 years as a dedicated educator in the public school system. I hold a Master's degree in Education from Western University, and I bring the same commitment to service, strategic thinking, and problem-solving from the classroom into every real estate transaction. My background as an educator instilled in me the importance of communication, trust, and problem-solving—skills that continue to guide my work in commercial real estate today.

As a Certified Commercial Investment Member (CCIM), I am equipped with advanced expertise in financial and market analysis, enabling me to guide investors and business owners through complex deals with confidence and clarity. I am committed to delivering value through in-depth market knowledge, analytical expertise, and client-first service.

Whether helping a local business find its first retail space or supporting a large-scale development project, I thrive on being a part of transformative growth in our region and empowering others through real estate.

It's an honor to be a part of my clients' financial growth, and I am energized by the lasting relationships that come as a result. I will tailor my expertise to the unique needs of my clients, whether they are growing, downsizing, relocating, leasing, owning, or selling; or strictly investing. In my "downtime" I am a lover of skiing, camping, rafting and scenic drives.