



Building Type Office, Office Warehouse,
Zoning DMU
Year Built 1954
Year Remodeled
of Levels 1
Available SqFt 4,600
Location Free Standing
On St Prkng
Off St Prkng Spc
Driveway/Prkng Other-See Remarks
Price per Sqft
Lot Description 0' - 75' Frontage
Apx Irrig Acres
Irrig District
Irrig Water N
Irrig Desc

Unit #
Area Fruita
Subdivision Spann Minor Sub
Taxes 9,310.00
Tax Year 2025
Parcel # 2697-172-23-023
Total Acres 0.12
Lot Size A: 0-0.24
Lot Dimensions 40 x 125
Lot Size Source Assessor
Rented Lot No
Fronts N
Elevation 4,650
Current Use BUS
Sp Assessment N
Sp Asmnt Desc NA

Schedule a Showing



Virtual Tour/Video Link

| | | | | | | | |
|--|-----------------------|------------------------|-----------------------|---------------------------|----------------------------|--|------------------------|
| CIC No | CIC Dues | CIC Frequency | | | CIC Web Address | | |
| CIC Includes None | | | | | | | |
| Leased No | Lease Expires | Type/Terms None | | | Lease Includes None | | |
| Sale Includes Building Only, Inventory Not Included | | | NOI 0.00 | | Cap Rate 0 | | |
| Equipment Includes None | | | | | | | |
| | Main Lvl SqFt | Upper Lvl SqFt | Lower Lvl SqFt | Basement SqFt | Total SqFt | | Total Bldg SqFt |
| Office/Retail/Misc | 4600 | 0 | 0 | 0 | 0 | | 4600 |
| Warehouse | 0 | 0 | 0 | 0 | 0 | | |
| Doc Hi | # Doc Hi Doors | Overhead Doors | | # Overhead Doors | | | |
| Eave Height | | Rail Frontage | | Rail Spur Features | | | |
| Energy Rated | | Energy Rating | | | | | |
| Miscellaneous | | | | | | | |
| Street Desc/Access | City/Town | | | | | | |

| | |
|--|--|
| How Built SITE | 3 Phase U |
| Construction Masonry | Amperage |
| Exterior Siding Concrete/Block | Volts |
| Roof Flat | Electric Company Xcel |
| Bsmt/Foundation Slab | Gas Co Xcel |
| Floor Carpet, Vinyl, Wood | Water Company Ute |
| Fuel Natural Gas | Sewer Sewer Installed |
| Heating Type Forced Air | Sewer Company FRUITA |
| Cooling Type Evaporative Cooler | Docs Available Seller's Disclosure(s) |
| Access/Med Incl None | |

Directions Located at the intersection of Aspen Ave & Peach St.

Public Remarks Doesn't get more Downtown Fruita than this! Located on Aspen Ave and next to City of Fruita parking lot, this building has housed many great business over the years. From Waddell's Market to Kim's Auto Parts. Discover an incredible business opportunity in the heart of downtown Fruita! This spacious 4,600-square-foot building offers endless potential for entrepreneurs, investors, or business owners ready to make their mark in one of the Grand Valley's most vibrant communities. Step into ownership your way, purchase the building (\$625,000.00) and make it your own, or acquire both the building and the business + inventory for a true turnkey opportunity(\$925,000.00). Whether you're expanding your portfolio, launching a new venture, or continuing an existing success, this property combines location, flexibility, and proven potential.



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