

535 Grand Avenue  
Del Norte, CO 81132

Commercial Building

# Offering Summy

**Purchase Price: \$324,900**

**County:** Rio Grande

**Area:** Del Norte

**Price/SqFt:** \$85.21

**Finished SqFt:** 3,813

**Zoning:** Commercial

**Property Type:** Multi-Use

**Current Business:** Retail  
Storefront/Warehouse

**Possible Property Use:** General Office  
Mixed-Use, Office Warehouse, Retail  
Storefront, Retail Warehouse, Showroom  
Warehouse

**Units:** 1

**Half Baths:** 1

**Covenants:** No

**REO/Lender Owned:** No

**Special Assessment:** No

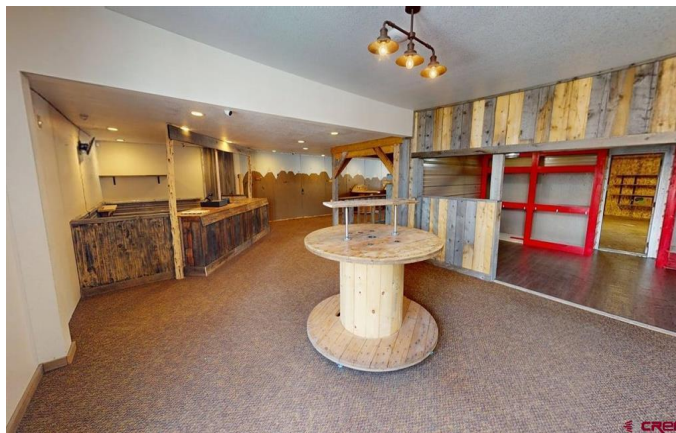
**Lease Included:** No

**Tax Year:** 2025

**Total Taxes:** \$4,764

**Year Built:** 1977

**MLS #** 835581



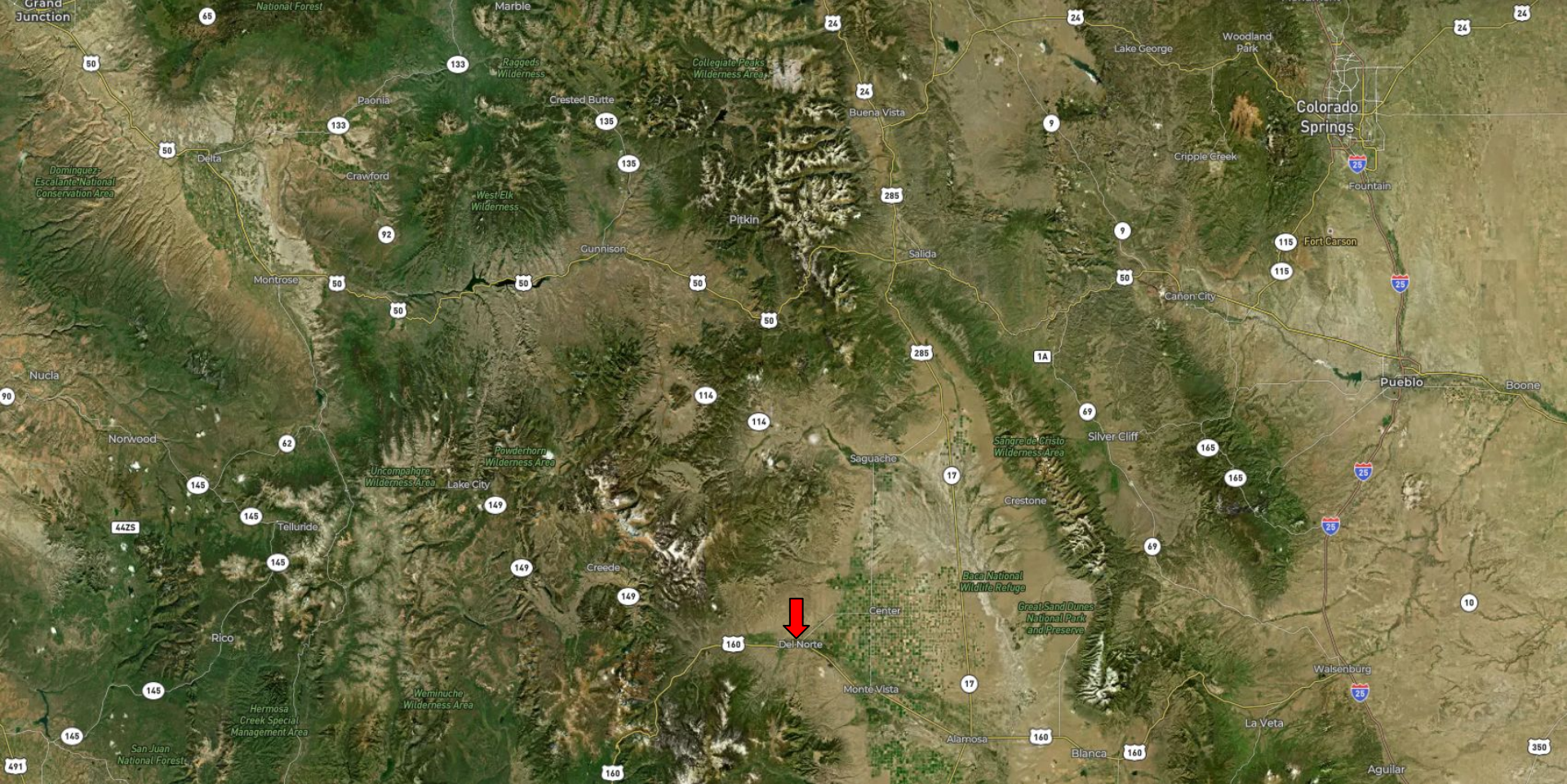
# Property Description

Outstanding opportunity to own a well-maintained commercial building in the heart of downtown Del Norte. The attractive upgraded storefront enhances the building's curb appeal and charm, while major improvements—including a newer roof, furnace, on-demand hot water heater, and 3-phase electrical service—provide added value and functionality. Offering approximately 3,813 square feet, the building presents a variety of possibilities for investors, entrepreneurs, or business owners. Currently configured with retail, office, and warehouse areas, the interior provides a flexible layout that can accommodate a wide range of commercial uses. The property may also be reconfigured into its original three commercial spaces, creating additional income or multi-tenant opportunities. Ample parking is another valuable feature, with convenient on-street parking directly in front of the building as well as a private parking lot located in the back of the building. Whether you're looking for a single-user business location, a multi-tenant investment opportunity, or a blank canvas for your next venture, this versatile downtown building is ready for your vision.





LOCATION MAP



# Aerial Map



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