

GRAND MESA COMMERCIAL

REAL ESTATE

*178 E. Bridge Street
Hotchkiss, Colorado*



Historic Downtown Commercial with Residence Building

Restored and Improved 1903 Landmark Building

Located in the "Friendliest Town of Colorado"

MOL 3,980 Square Feet Plus Utility Basement

Retail Space with Mezzanine and Storage, Elevator to 2nd Floor Studio

Apartment plus 1 Bedroom Luxury Residence with many upgraded features

All This For: \$419,000

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**178 E. BRIDGE STREET
HOTCHKISS, COLORADO 81419**

BUILDING SUMMARY

Year Built: 1903 Remodeled 1992

Parcel Number: 324330311013

Zoning: Business Commercial

Property Tax: 2017 \$

Water: 2 Domestic Taps; 1 downstairs; 1/2 Studio; 1/2 Residence
Town of Hotchkiss

Sewer: Town of Hotchkiss

Electric: DMEA—3 Separate Meters

Gas: 3 Gas Meters with Black Hills Energy

Internet: TDS

Maintenance: All sewer, plumbing, electrical and roof have been renovated

Square Footage: Main Floor - 1,980 MOL
Upstairs - 2,000 MOL
Basement - 2,000 MOL

Elevator: Secured Elevator for Upstairs Residence

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Live, Work, Enjoy

Doing what you're passionate about, living in the "friendliest town" and enjoying everything that western Colorado has to offer!

Share your talents by opening up your own business or lease the retail/office space while living in the upstairs luxurious residence with a separate guest studio apartment.

On the main floor, the office walls are removable allowing a wide open floor plan, designed not to disturb the original hardwood floors, original floor to ceiling front windows with 14 ft. +/- ceiling height, original tin on the ceilings and walls, all in restored condition. Original wall painting in the front area was discovered during the remodel. Towards the back is a 14 ft. by 23 ft. MOL mezzanine, storage room, restroom, janitorial sink with toilet room.

The 2nd floor has several access points, a private elevator; exterior gate secured stairs to a New Orleans style balcony and a shared secured access stairway with the neighboring Elks Lodge. A hallway provides privacy for the two residence units and a security system installed for the main residence along with exterior surveillance system with 4 cameras. The studio apartment has a kitchenette, full bathroom and air conditioning. The one bedroom residence has many upgraded features including: large bathroom with a spa tub, walk in shower, lots of storage, walk in closet, large, elegant front room, modern kitchen with trash compactor, hot water, in floor heat, central vacuum system, powder room, modern double paned windows and laundry room.

The full basement provides lots of storage area. Equipped with a newer sump pump for any seepage, is like stepping back into time, full of history of days gone by yet not forgotten.



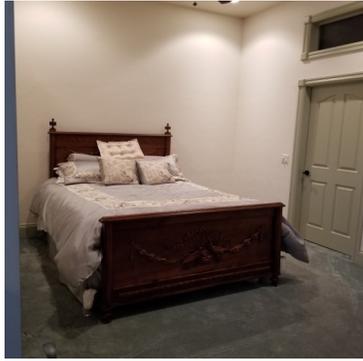
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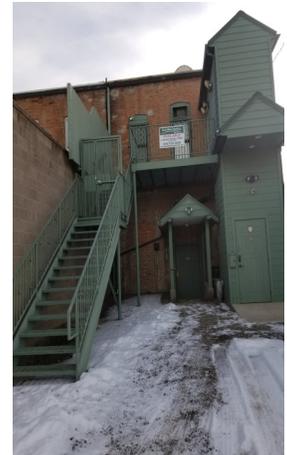
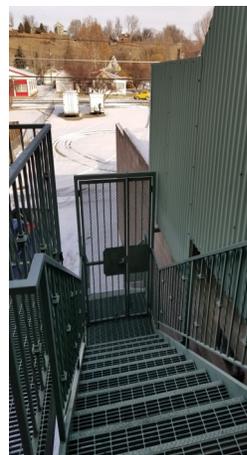
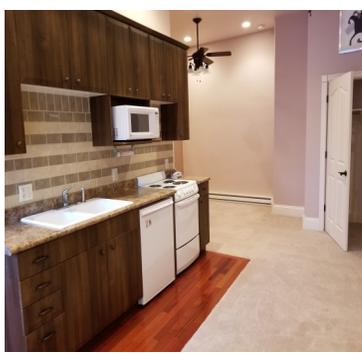
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Main Residence



Studio Apartment



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The Grand Mesa (as posted in the Cedaredge Chamber Website)



Well known as the world's largest flat top mountain, Grand Mesa needs to be at the top of your list of "places to see." This mountain has so much to offer everyone, from local residents and travelers of the Western Slope, to all the magnificent wildlife that depend on the natural resources of the land. It reaches into the sky at over 11,000 feet, and including the Grand Mesa National Forest, spreads across 564 square miles. One of the best features it has to offer its admirers is The Grand Mesa National Scenic Byway 65, which is open year round. You can witness some of the most glorious views from this 63-mile highway that will wind you through a perfectly painted picture of Mother Nature at her best. Each of the four seasons presents its own individual beauty and activities for the true nature lover. The season of autumn is probably the favorite of most local residents. That's when the mountainsides flow with brilliant shades of gold, orange, red and green, straight from Picasso's palette. Winter brings a beautiful vision of white and endless pleasure for anyone who likes to play in the snow. Spring breaks through with its warm sun, and transforms the mountain streams into spectacular water displays, while quietly melting the blanket of fallen snow. Then summer arrives with its lovely fields of wildflowers exhibiting every color of the rainbow. The 300+ lakes and reservoirs on the mountain thaw to expose their tranquility as they glisten in the sunshine, and the doors to approximately 700 miles of amazing trails open wide to those who wish to explore this grand mesa on more of a one-on-one basis.

The Crag Crest National Recreation Trail is a must for the one who truly wants to experience the grandeur that the mesa has to offer. Though it is not the most challenging trail on the mountain, it possesses captivating panoramic views, together with "on top of the world" sensations. This trail alone can provide scenery that exposes at least 10 million years of the Grand Mesa's history. Volcanic action, glaciations, uplift, deposition, and erosion are just some of the geological processes which created this incredible mountain over the last several hundred million years. The Crag Crest Trail is open from early June through late September, depending on the snowfall.

For more information on the Grand Mesa, go to www.WesternColoradoLiving.com

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History of Hotchkiss, Colorado



HOTCHKISS

“The Friendliest Town Around”

**Elevation 5,331 ft.
Population 944 as of 2010 Census**

Upon the ‘opening’ of the area to Anglo settlement in 1881 the Town began to take shape. In May 1900, the Town was officially incorporated and named for Enos T. Hotchkiss, who had staked an early land claim on the site where the Town is now situated.



The Town of Hotchkiss is found in the heart of the North Fork Valley, a hub for all those winter and summer activities that the wonderful Western Slope of Colorado has to offer. Hotchkiss offers a place for folks to come and meet from all over the County, at Memorial Hall and the County Fairgrounds. As every year passes, the Town becomes more and more of a location where people travel to hunt, fish and take in the local atmosphere. Fresh fruits from our local orchards, tasty wines from our local vineyards and fresh vegetables from our local farmers offers some of the most sought after flavors not found anywhere else other than the North Fork Valley.



Our small Town of a 1000 populace, has become the home of the Hotchkiss Sheep Camp Stock Dog Trials, the Delta County Fair, and some of the best Champion Fly Fishing on the nearby Gunnison River. Hotchkiss is nestled in one of the most beautiful, breathtaking environments, having so much to offer for those looking for a getaway, getting back to nature, or just experiencing some of the most delicious tastes in Wine and Food.

Hotchkiss is a place you’ll love to visit or live.

For More Information: www.hotchkisschamber.com

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