

FOR SALE

COMMERCIAL BUILDING



3,537±

SF building, one story

0.64±

Acre lot

11,000

Vehicles per day on US-50 (2024
CDOT)

Shingle

Roof, replaced less than a year
ago

10-15

On-site parking spaces

Highway 50 Commercial Building

1531 & 1533 Highway 50 • Delta, Colorado 81416

ASKING PRICE

\$547,900

\$154.91 per SF of building

B-3 BUSINESS ZONING

A versatile, move-in-ready commercial building with frontage on U.S. Highway 50 on the north side of Delta, the Delta County seat. Set up today as a meeting and event space with room for offices or classrooms, it suits a church, training center, showroom or professional office. The sale includes 80 chairs, the sound board and built-in speakers.

The information contained herein was obtained from sources deemed reliable but is not guaranteed. All square footages, acreages and distances are approximate. Prospective buyers should independently verify all information.

Lucinda Stanley, CCIM

Managing Broker

Cell (970) 201-2152

lucinda@grandmesacre.com

Emily Brown-Schoonover

Associate Broker

Cell (970) 275-0588

Emily@GrandMesaConsultants.com

Office (970) 512-3000

300 Stafford Lane Ste. 30214

Delta, CO 81416 • www.GrandMesaRES.com

Page 1

Property Overview

This one-story building sits on a single parcel with two street addresses. Inside, a large main hall opens to several smaller rooms around a central hall, giving flexible space for gatherings, offices or instruction.

Recent updates include new carpet and laminate flooring through most of the building, fresh interior paint, and new interior and exterior doors, including a double glass entry. Two evaporative coolers handle cooling, one of them new, with gas forced-air heat.

Building Layout

Main Hall • 26'10" × 46'6"

- Open assembly space
- Raised stage
- Chandeliers and accent lighting
- Feature wall behind the stage

Rooms & Offices

- Large rooms of 20'7" × 27'10" and 14'8" × 42'0"
- Smaller rooms for offices or classrooms
- Entry with coffered beam ceiling
- Two restrooms (½ baths)

Site & Storage

- Large lean-to for covered storage
- Gravel drive and lot
- Chain-link fence



Main hall seating



Entry with coffered beams



Street view



Double glass entry



Covered storage at the rear

The information contained herein was obtained from sources deemed reliable but is not guaranteed. All square footages, acreages and distances are approximate. Prospective buyers should independently verify all information.

Lucinda Stanley, CCIM

Managing Broker
Cell (970) 201-2152
lucinda@grandmesacre.com

Emily Brown-Schoonover

Associate Broker
Cell (970) 275-0588
Emily@GrandMesaConsultants.com

Office (970) 512-3000

300 Stafford Lane Ste. 30214
Delta, CO 81416 • www.GrandMesaRES.com

Property Details

ASKING PRICE

\$547,900

BUILDING SIZE

3,537± SF, one story

YEAR BUILT • REMODELED

1959 • 2025

ZONING

B-3 Business, City of Delta

CONSTRUCTION

Wood frame • stucco

COOLING

2 evaporative coolers (1 new)

WATER • SEWER

City of Delta • tap paid

PARKING

10–15 spaces, gravel

PRICE PER SF

\$154.91

LOT SIZE

0.64± acres

PARCEL (APN)

345712200008

UNITS • ADDRESSES

2 • 1531 & 1533 Hwy 50

ROOF

Shingle • replaced < 1 year ago

FLOORING

Carpet & laminate

GAS

Black Hills Energy

TRAFFIC COUNT

11,000 AADT on US-50 (2024)

PROPERTY TYPE

Commercial • retail building

LOT DIMENSIONS

113.09 × 215.29 ft (GIS)

PROPERTY TAXES

\$3,688.16 (2025)

RESTROOMS

2 half baths

HEATING

Gas forced air

ELECTRIC

City of Delta

INTERNET

Spectrum / Charter

TERMS

Cash • conventional

INCLUDED WITH THE SALE

80 chairs, sound board and built-in speakers, and all lumber in the lean-to • Excludes seller's personal property

Built For

Meeting or event venue

Church or assembly

Retail storefront

Showroom

Professional office

Training or classroom

USE & ZONING

Buyers planning a new or different use should verify permitted uses, permits and any change-of-use requirements with the City of Delta and qualified professionals before purchase.

Price and terms may change without notice. The information contained herein was obtained from sources deemed reliable but is not guaranteed. All square footages, acreages and distances are approximate. Prospective buyers should independently verify all information.

Lucinda Stanley, CCIM

Managing Broker

Cell (970) 201-2152

lucinda@grandmesacre.com

Emily Brown-Schoonover

Associate Broker

Cell (970) 275-0588

Emily@GrandMesaConsultants.com

Office (970) 512-3000

300 Stafford Lane Ste. 30214

Delta, CO 81416 • www.GrandMesaRES.com

Page 3

Floor Plan • Main Level



Main Hall & Large Rooms

- Main hall · 26'10" × 46'6"
- Room · 14'8" × 42'0"
- Room · 20'7" × 27'10"
- Room · 15'6" × 18'11"
- Central hall · 18'4" × 13'1"

Offices, Baths & Storage

- Room · 10'11" × 18'7"
- Rooms · 11'3" × 9'11" and 11'3" × 8'8"
- Room · 9'9" × 8'9"
- Bath · 5'11" × 6'5"; bath · 8'6" × 4'0"
- Storage · 8'6" × 8'9"; utility · 4'11" × 2'10"

Main Floor • 1531 & 1533

Highway frontage at bottom

Floor plan by CubiCasa app; measurements deemed reliable but not guaranteed. Not to scale.

Floor plans are approximate and not to scale. The information contained herein was obtained from sources deemed reliable but is not guaranteed. Prospective buyers should independently verify all information.

Lucinda Stanley, CCIM

Managing Broker

Cell (970) 201-2152

lucinda@grandmesacre.com

Emily Brown-Schoonover

Associate Broker

Cell (970) 275-0588

Emily@GrandMesaConsultants.com

Office (970) 512-3000

300 Stafford Lane Ste. 30214

Delta, CO 81416 • www.GrandMesaRES.com

Page 4

Photo Gallery • Main Hall & Front Rooms



Main hall: stage, feature wall and accent lighting



Main hall, side view



Front room



Front room, second view



Wood-paneled meeting room

The information contained herein was obtained from sources deemed reliable but is not guaranteed. All square footages, acreages and distances are approximate. Prospective buyers should independently verify all information.

Lucinda Stanley, CCIM

Managing Broker
Cell (970) 201-2152
lucinda@grandmesacre.com

Emily Brown-Schoonover

Associate Broker
Cell (970) 275-0588
Emily@GrandMesaConsultants.com

Office (970) 512-3000

300 Stafford Lane Ste. 30214
Delta, CO 81416 • www.GrandMesaRES.com

Location • City of Delta

11,000

Vehicles per day on US-50 at the property
(2024 CDOT AADT, station #102214)

9,688

City of Delta population (2024 Census
estimate)

31,196

Delta County population (2020 Census)

In the heart of Colorado's Western Slope, Delta is the county seat and a regional hub for shopping, healthcare, education and business, with small-town charm and a strong agricultural heritage. U.S. Highway 50 runs through town as the main commercial corridor linking Grand Junction and Montrose, with State Highway 92 heading east toward Hotchkiss and the North Fork Valley.

The Gunnison and Uncompahgre Rivers meet at Confluence Park, and the Grand Mesa, the world's largest flat-top mountain, is close by for hiking, fishing, camping, hunting, skiing and mountain biking. Downtown's locally owned shops, restaurants and public art earn Delta the nickname "City of Murals," and farmers markets, festivals and community events run throughout the year.

Affordable living, year-round recreation and a central location continue to draw families, retirees and entrepreneurs to the area.

Distances from the Property

Montrose	~20 mi S
Grand Junction	~40 mi N
Blake Field (Delta airport)	2 mi
Montrose Regional Airport	23 mi
Grand Junction Regional Airport	43 mi
Glenwood Springs	117 mi
Denver	268 mi
Salt Lake City	320 mi

GETTING THERE

From downtown Delta, take Highway 50 north; the property is on the right.

The information contained herein was obtained from sources deemed reliable but is not guaranteed. All square footages, acreages and distances are approximate. Prospective buyers should independently verify all information.

Lucinda Stanley, CCIM

Managing Broker

Cell (970) 201-2152

lucinda@grandmesares.com

Emily Brown-Schoonover

Associate Broker

Cell (970) 275-0588

Emily@GrandMesaConsultants.com

Office (970) 512-3000

300 Stafford Lane Ste. 30214

Delta, CO 81416 • www.GrandMesaRES.com

Page 6