GRAND MESA REAL ESTATE SERVICES

Commercial • Residential • Management





Downtown Delta Retail & Office Building

755 Main Street · Delta, Colorado 81416

ASKING PRICE

$362,700 ~~$387,700~~

$171.73 per SF of building

PRICE IMPROVED

2,112±	0.136±	B-2	3	13,000
SF building	Acre corner lot	Commercial, City of Delta	Entrances	AADT on Main St (2025)

A fully remodeled 2,112± SF retail/office building on the northwest corner of Main Street (Hwy 50) and 8th Street in downtown Delta. New electrical, plumbing, walls, ceilings and flooring, large display windows, a pylon sign and off-street parking, all in the heart of the City of Murals.

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.

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Property Overview

755 Main Street is a beautifully remodeled 2,112± SF retail/office building on the northwest corner of Main Street (Highway 50) and 8th Street in thriving downtown Delta. Main Street is the town's primary commercial corridor and carries about 13,000 vehicles a day (2025 AADT).

The 2025 renovation touched nearly every system: new electrical and plumbing, two remodeled restrooms, new insulated walls, a new ceiling and grid, wood-look vinyl plank flooring and carpet tiles, new display windows and entrance door, an updated basement, and new concrete and sealant. The rubber membrane roof was recoated in 2025.

Three entrances give flexibility for one user or a split layout. Large display windows and a pylon sign give a business real exposure on Main Street, and the oversized lot allows off-street parking with plenty of on-street parking nearby.

Formerly Ruby's Floral, the building's "two steps down" area keeps the original cooler, ideal for storage, along with a large private office with its own exterior door. The open floor plan in the main room can be set up as a showroom, retail floor or open office.

Building Layout

Main Showroom

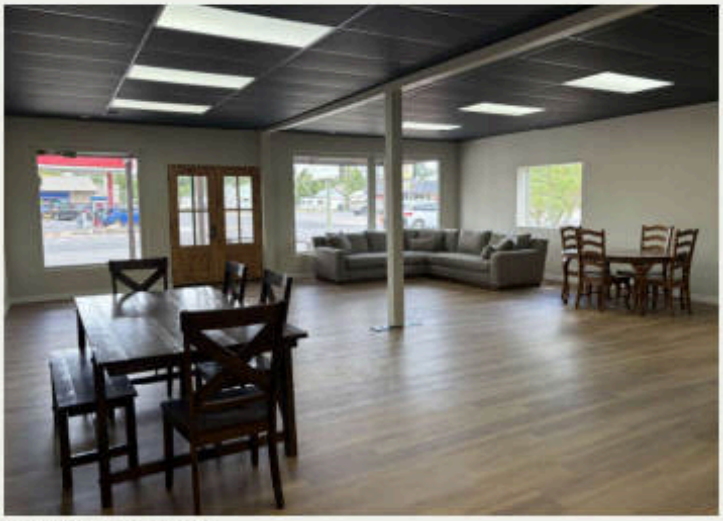
- Large open retail / office floor
- Display windows on Main Street
- Double wood entry doors
- New ceiling grid & LED panels
- Wood-look vinyl plank floors

Lower Level · 2 Steps Down

- Second open room with carpet tile
- Large private office with exterior door
- Original walk-in cooler for storage
- Storage room

Support & Site

- 2 remodeled restrooms
- Utility room
- 3 entrances
- Pylon sign
- Off-street parking on an oversized lot



Main showroom, staged



Lower level, staged

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Property Details

ASKING PRICE
$362,700 Price improved from $387,700

PRICE PER SF
$171.73 (building)

EARNEST MONEY
$7,500

BUILDING SIZE
2,112± SF

LAND
0.136± acre lot

ZONING
B-2 Commercial, City of Delta

YEAR BUILT
1955, renovated 2025

PARCEL
345724121006

PROPERTY TAXES
$1,209.36 (2024)

MLS NUMBERS
20253884 / 827548

OPPORTUNITY ZONE
Yes, OZ area

TRAFFIC COUNT
13,000 AADT (2025)

CONSTRUCTION
Block with stucco & wood siding

ROOF
Rubber membrane, recoated 2025

HEAT / COOLING
Forced air gas / forced air cooling

WATER HEATER
Gas, approx. 40 gal.

ELECTRIC · WATER · SEWER
City of Delta (incl. trash)

GAS
Black Hills Energy

METERS
2 electric, 1 gas, 1 water

RESTROOMS
2, remodeled

SIGNAGE
Pylon sign

PARKING
Off-street plus on-street parking

DOCUMENTS
ILC, Seller's Property Disclosure

FORMER USE
Ruby's Floral shop

2025 Renovations

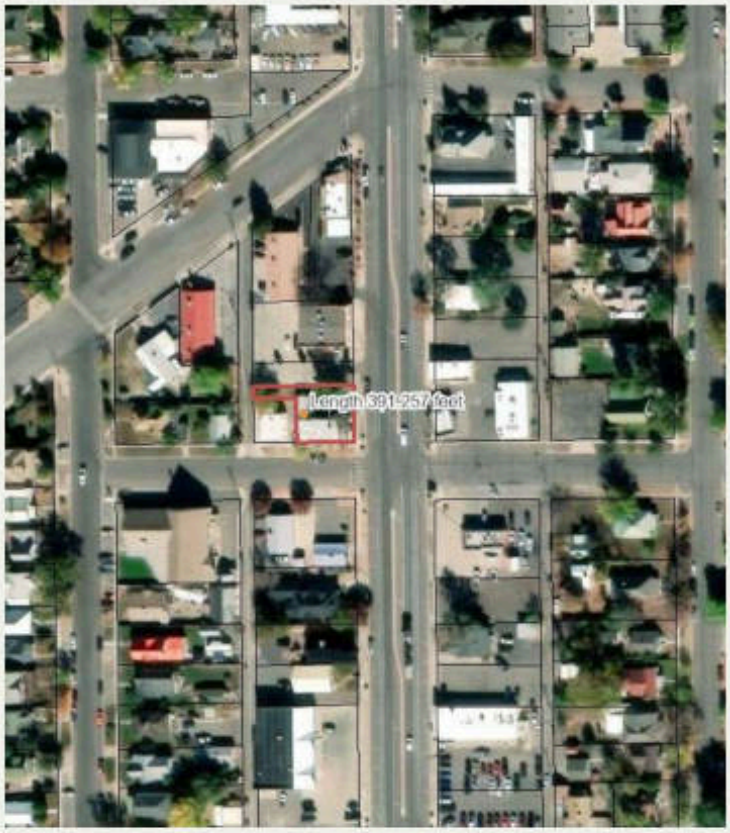
- New electrical
- New plumbing
- 2 remodeled restrooms
- New insulated walls
- New ceiling & grid
- Wood vinyl flooring & carpet tiles
- New display windows
- New entrance door
- Basement updated
- New concrete & sealant
- Roof recoated

Built For

- Retail storefront
- Professional office
- Salon & spa
- Florist or gift shop
- Insurance / title / finance
- Medical or wellness office
- Showroom
- Owner-user

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.

Aerial & Location



Parcel outlined in red. Delta County GIS mapping (2025); boundary is approximate and not a survey.

The Site

- Northwest corner of Main Street (Hwy 50) & 8th Street
- 0.136± acre oversized lot
- Off-street parking plus on-street parking
- Pylon sign and large display windows
- Walkable to downtown shops, restaurants and murals
- Opportunity Zone area

13,000
Vehicles per day on Main Street / US-50 · 2025 AADT

MILEAGE FROM 755 MAIN STREET

Grand Junction	755 Main St · Delta	Montrose
Northwest via US-50	Subject property	Southeast via US-50
~40 mi · about 45 min		~21 mi · about 25 min

30 mi · 20 mi · 10 mi · 10 mi

Blake Field (Delta Airport)	~2 mi	Montrose Regional Airport	~23 mi	Grand Junction Regional Airport	~43 mi
Cedaredge	~15 mi	Denver	~268 mi	Salt Lake City	~320 mi

Mileage is approximate driving distance along US-50 and may vary by route. The information contained herein was obtained from sources deemed reliable but is not guaranteed. Prospective buyers should independently verify all information.

Floor Plan · 2,112± SF



Floor plan created by CubiCasa app. Measurements deemed highly reliable but not guaranteed. Not to scale.


Main showroom


Lower level


Private office, exterior door


Remodeled restroom

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Photo Gallery · Exterior & Site



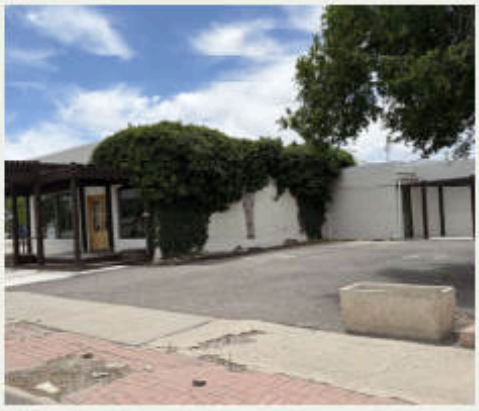
Main Street frontage and pergola entry



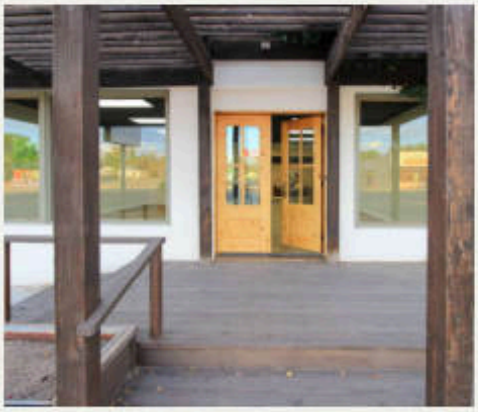
Corner of Main & 8th



Pylon sign & landscaping



Off-street parking



Double wood entry doors



8th Street side & parking



Side entrance

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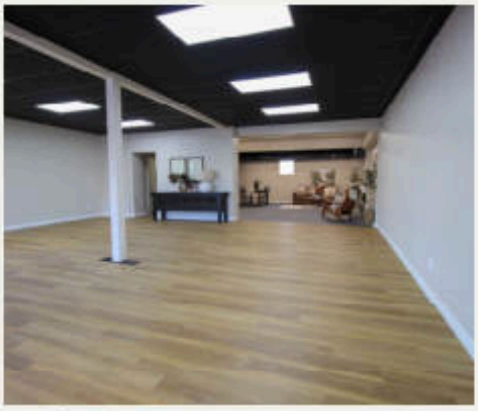
Photo Gallery · Interior



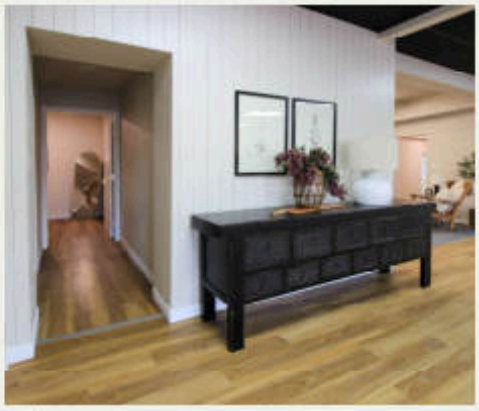
Main showroom with Main Street display windows



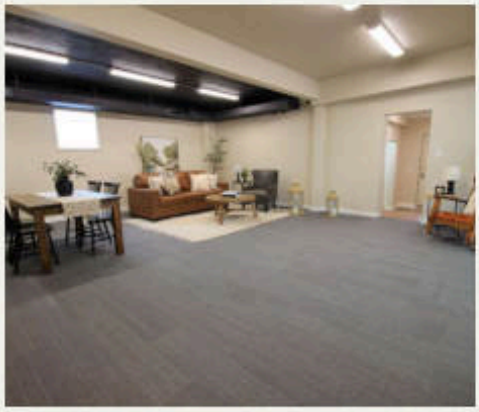
Display windows & entry



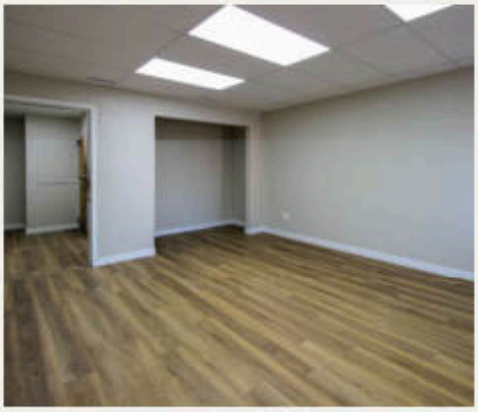
Open floor plan



Hall to restrooms



Lower level, 2 steps down



Private office



Restroom

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About Downtown Delta



"Delta, City of Murals" — Train mural by Seth Weber and Phil Wassell, downtown Delta. Photo by Stu Carlson, High Country Spotlight.

Nestled in the heart of Colorado's Western Slope, Delta is a vibrant community known for its small-town charm, rich agricultural heritage, and exceptional outdoor recreation. As the county seat of Delta County, the city serves as a regional hub for shopping, healthcare, education, and business while maintaining a welcoming, close-knit atmosphere. Delta is located approximately 40 miles south of Grand Junction and 20 miles north of Montrose, offering convenient access to major transportation routes via U.S. Highway 50.

Surrounded by breathtaking mountain views, fertile farmland, and scenic river valleys, Delta is an outdoor enthusiast's paradise. Residents and visitors enjoy easy access to the Grand Mesa—the world's largest flat-top mountain—along with nearby hiking, fishing, boating, camping, hunting, skiing, mountain biking, and golfing. The Gunnison and Uncompahgre Rivers meet at Confluence Park, providing beautiful natural spaces right in town.

Delta's historic downtown features locally owned shops, restaurants, coffee houses, and public art, earning the community the nickname "City of Murals." Throughout the year, the city hosts community events, farmers markets, festivals, and seasonal celebrations that bring residents together and showcase the area's friendly Western hospitality.

With a growing population of approximately 9,802, excellent quality of life, affordable living, and year-round recreational opportunities, Delta continues to attract families, retirees, entrepreneurs, and outdoor enthusiasts looking to experience the best of Western Colorado. Whether you're searching for your next home, starting a business, or simply looking for a place to enjoy Colorado's natural beauty, Delta offers the perfect blend of rural charm and modern convenience.

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