

FOR SALE

HISTORIC 1908 BRICK BUILDING



4,006±

SF total, two stories + basement

1,991±

SF street-level retail

2 Units

Residential upstairs (B & C)

1908

Year built, brick

7,200

Daily traffic on Bridge St (CDOT 2025)

Downtown Hotchkiss Historic Mixed-Use Building

130 W. Bridge Street • Hotchkiss, Colorado 81419

ASKING PRICE

\$475,000

\$118.57 per SF of building

MIXED-USE POTENTIAL

One of Hotchkiss' founding buildings on Bridge Street (CO Hwy 92), with potential for mixed use: retail downstairs and two residential units upstairs. Remodeling has started and is ready to be completed: Units B and C have new paint and carpet, new fixtures and ceiling fans, and new electrical, plumbing and windows are in.

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

130 W. Bridge Street is a two-story 1908 brick building in the heart of downtown Hotchkiss, fronting Bridge Street, which carries Colorado Highway 92 and the West Elk Loop Scenic Byway through town. CDOT counts about 7,200 vehicles a day on Bridge Street in front of the property, rising to 8,100 near the CO-133 junction (2025 AADT).

The property has potential for mixed use: a 1,991± SF retail storefront downstairs and two residential units upstairs. Live above your business, lease the storefront and rent the apartments, or both.

Remodeling has started and is ready to be completed. Units B and C have new paint and new carpet, plus new fixtures and ceiling fans. New electrical, plumbing and windows are already in, and the building has a rubber membrane roof (2022±).

To be completed: kitchens in both Units B and C, and Unit C's bathroom. In the retail area, remodeling has started and is to be completed, including the tin ceiling, plus any other improvements the new owner chooses.

Building Layout

Retail Storefront • 1,991± SF

- Street-level storefront on Bridge St
- 14± ft tin ceilings, wood floors
- Full bath; washer/dryer hookup
- Forced air gas heat
- **Remodeling started, to be completed: tin ceiling plus any other updates for the new owner**

Unit B • Upstairs

- New paint, new carpet
- New fixtures & ceiling fans
- Finished ¾ bath with subway-tile shower
- Tall windows, original hardwood
- **Remodel started: kitchen to be completed**

Unit C • Upstairs

- New paint, new carpet
- New fixtures & ceiling fans
- Tin ceilings, tall windows
- Clawfoot tub
- **Remodel started: kitchen to be completed**
- **Bathroom to be completed**



Retail floor, looking toward the rear



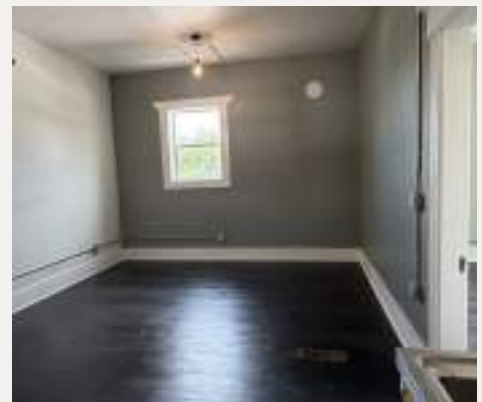
Upstairs: new paint, new carpet and ceiling fan



Storefront on Bridge Street (CO Hwy 92)



Unit C: new paint and ceiling fan



Unit B: tall windows, original hardwood

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Property Details

ASKING PRICE	PRICE PER SF	PROPERTY TYPE
\$475,000	\$118.57 (4,006± SF building)	Mixed-use commercial
BUILDING SIZE	1ST FLOOR RETAIL	2ND FLOOR RESIDENTIAL
4,006± SF, two stories	1,991± SF	2,015± SF (Units B & C)
BASEMENT	LOT DIMENSIONS	YEAR BUILT
373± SF, sump pump	25 ft × 81 ft	1908 (effective 1976)
PARCELS (APN)	PROPERTY TAXES	ZONING
324330310012 / 324330310014	\$1,944.60 + \$322.40 (2025)	C-1, Town of Hotchkiss
CONSTRUCTION	ROOF	REMODELED
Masonry, plaster walls	Rubber membrane, 2022±	2020–2026, ongoing
ELECTRIC	GAS	WATER • SEWER
DMEA • 3 meters	Black Hills Energy • 3 meters	Town • 1 full + 2 half taps each
HEAT	PARKING	TRAFFIC COUNT
Forced air gas, 1st floor	4 private spaces, alley access	7,200 AADT in front; 8,100 near CO-133 (CDOT 2025)

Updates & Character

Fresh paint upstairs	New carpet upstairs	New fixtures & ceiling fans upstairs	New electrical	New plumbing	New windows
Rubber membrane roof (2022±)	14± ft tin ceilings	Original hardwood & trim	3 separate gas & electric meters	Pocket park next door	

Built For

Live/work owner-user	Retail + rental income	Boutique or gallery	Professional office	Café or studio	Long-term rentals
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MIXED-USE DISCLAIMER • FIRE SAFETY

If the new buyer intends to continue with the mixed-use layout (retail below, residential above), a meeting with the Town of Hotchkiss Building Inspector will be needed to discuss fire safety barriers and fire separation requirements between the commercial and residential occupancies. Buyers should verify all code requirements, permits and costs with the Town 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.

Floor Plans • 1,991± SF Retail + 2,015± SF Residential



1st Floor • Retail

2nd Floor • Units B & C

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

Downstairs • Retail Storefront

- Open street-level floor fronting Hwy 92 / Bridge St
- 14± ft tin ceilings, tall storefront windows
- Full bath and washer/dryer hookup at rear
- Separate access from the residences above

Upstairs • Units B & C

- Two apartments off a central hallway
- Fresh paint, new carpet, new fixtures & ceiling fans
- Unit B: finished ¾ bath
- Unit C: clawfoot tub, tin ceilings

FINISHING TOUCHES REMAINING

Units B & C: remodel started, with new paint and carpet; both kitchens to be completed.

Unit C: bathroom needs to be completed.

Retail: remodeling started and to be completed, including the tin ceiling, plus any other updates the new owner chooses.

Building: heating system for the 2nd floor, some brick pointing, partial parapet rebuild and minor electrical items remain. See Structural Report (Jan. 1, 2025) and Home Inspection Report.

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.

Photo Gallery • Retail & Exterior



Retail storefront from inside: door and windows, ceiling to floor. 14± ft tin ceiling; remodeling has started and is to be completed.



Full depth of the retail floor



Toward the rear and bath



Pocket park next door



4 private spaces, alley access

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Photo Gallery • Upstairs Units B & C

Unit B

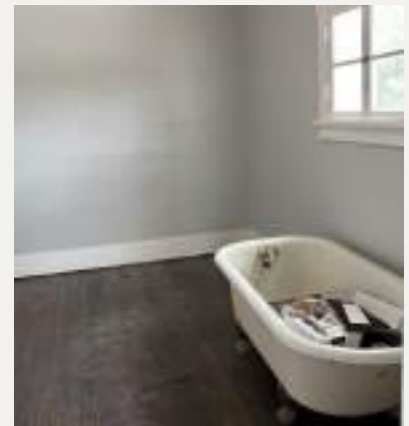
Remodel started • kitchen to be completed



Fresh paint, new fixtures and ceiling fans • finished ¾ bath with subway-tile shower

Unit C

Remodel started • kitchen and bathroom to be completed



Tin ceilings, tall windows and ceiling fans • clawfoot tub in the bathroom to be completed



UPSTAIRS UPDATES

- Fresh paint
- New carpet
- New fixtures
- Ceiling fans
- New windows

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Aerial & Location



Parcels outlined in red. Delta County GIS mapping; boundary is approximate and not a survey.

The Site

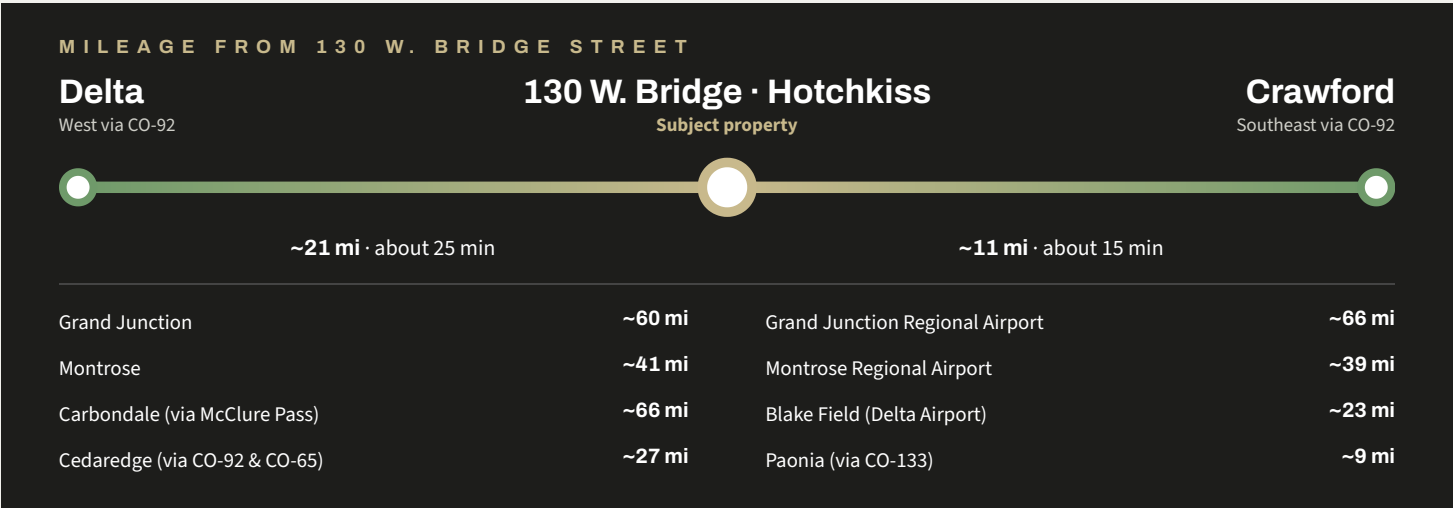
- North side of W. Bridge Street (CO Hwy 92)
- Heart of downtown Hotchkiss
- 4 private parking spaces off the alley
- Pocket park directly adjacent
- On the West Elk Loop Scenic Byway

7,200

Vehicles per day on Bridge Street in front of the property • CDOT 2025 AADT (8,100 near the CO-133 junction)

Downtown Neighbors on Bridge Street

Gambles Hardware	Wyatt Houston Mercantile	Zack's BBQ	476 Eatery	133 BRGR	Coal Train Coffee House	Creamery Arts Center
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Mileage is approximate driving distance and may vary by route. Traffic counts: CDOT OTIS 2025 AADT, SH 92 stations 103910 & 103911. The information contained herein was obtained from sources deemed reliable but is not guaranteed. Prospective buyers should independently verify all information.

Hotchkiss Business Climate

DOWNTOWN REINVESTMENT • NORTH FORK VALLEY

Downtown Hotchkiss has seen steady reinvestment along Bridge Street. Recent openings include Black Cat Pizza (2023), Three 20 Bar & Grill (2024), whose owners also run the Two Four Six Coffee and Gift Shop on Bridge Street, and Wyatt Houston Mercantile (2024) at 122 E. Bridge Street.

The Town is planning for that growth. Its downtown guiding principles call for anchor businesses, active use of vacant buildings, facade improvements, dining and nightlife, and more retail and office space. In 2025 the Town hired Urban Rural Continuum to update its master plan. Hotchkiss is also home to North Fork High School, and fiber internet is available downtown through Elevate.

Wine country next door. Paonia, about 9 miles up CO-133, is the heart of the West Elks AVA. It is one of only two federally designated wine regions in Colorado, with some of the highest-elevation vineyards in the Northern Hemisphere. Its wineries, cideries, orchards and farm stands bring a steady stream of visitors through Hotchkiss.

CDOT 2025 Daily Traffic (AADT)

Bridge St at CO-133 junction	8,100
Bridge St in front of property	7,200
CO-92 west toward Delta	5,900
CO-133 north toward Paonia	5,200
CO-92 east toward Crawford	3,800

Includes about 370 trucks a day on the downtown segment. CDOT's 20-year growth factor for this segment is 1.07.



130 W. Bridge Street on the Bridge Street corridor

Delta County Fair & Rodeo • Hotchkiss Fairgrounds, early August

- Junior Rodeo
 - Team Roping
 - Ranch Rodeo & Roping Finals
 - CPRA Pro Rodeo, two nights
- 4-H/FFA goat, sheep, swine, beef, rabbit & poultry shows
 - Junior Market Livestock Sale
 - Dog Obedience Show
- Fair Parade on Bridge Street
 - Main Arena concert
 - Community Night, cornhole tournament & Livestock Association BBQ
 - 4-H/FFA Barn Dance

More Local Events

April	Hestival: three-day camping weekend with music, cider tasting, hiking & biking	May	Sheep Camp Stock Dog Trials & Ute Trails Car Club Show, Mother's Day weekend
June	Crawford Pioneer Days, with fireworks over Crawford State Park	July	Paonia Cherry Days
August	Farm to Fiddle Summer Festival: local food, wine & live music	September	Paonia Mountain Harvest Festival
October	Hard Cider Festival at Big B's Delicious Orchards	Monthly	Hotchkiss Art Walk, second Fridays on Bridge Street

Business, wine and event information compiled from the Town of Hotchkiss, Delta County Independent, North Fork Valley Chamber and Uncover Colorado; event dates and schedules may change. Traffic: CDOT OTIS 2025 AADT. The information contained herein was obtained from sources deemed reliable but is not guaranteed.

About Hotchkiss

THE FRIENDLIEST TOWN AROUND • DELTA COUNTY



Mt. Lamborn rises behind East Bridge Street in downtown Hotchkiss. Photo by Jeffrey Beall, CC BY-SA 3.0, via Wikimedia Commons.

5,351 ft

Elevation

~940

Population (2024 Census est.)

7,200

Daily traffic, Bridge St (CDOT 2025)

~9 mi

to Paonia & West Elks wine country

Hotchkiss sits where Colorado Highways 92 and 133 meet in Delta County's North Fork Valley, on the North Fork of the Gunnison River and along the West Elk Loop Scenic Byway. Known as "The Friendliest Town Around," it keeps an old-country, small-town feel, with a historic downtown on Bridge Street surrounded by orchards, organic farms, vineyards and big mountain views.

History

The town is named for Enos T. Hotchkiss, who led the first group of settlers into the valley after it opened in 1881. It was incorporated in 1900, months after his death, and he was later inducted into the Cowboy Hall of Fame. Ranching runs deep here: the Sheep Camp Stock Dog Trials and the Delta County Fair & Rodeo are both held in town.

Things to Do

- Creamery Arts Center: local art, pottery, music & ice cream
- Hotchkiss-Crawford Historical Society Museum, 180 2nd St.
- Hotchkiss National Fish Hatchery
- Black Canyon of the Gunnison, North Rim
- Paonia & Crawford State Parks; Jumbo Mountain bike trails

Farms & Wineries

- Jack Rabbit Hill: 70-acre organic, biodynamic farm & winery
- Leroux Creek Inn & Vineyards
- Mesa Winds Farm & Winery
- Orchards, farm stands & farm-to-table dinners
- Gunnison River & Crawford Reservoir fishing

Lodging includes the Hotchkiss Inn, B&Bs, cabins, lodges and campgrounds. Delta is about 21 miles away, Grand Junction about 60, and McClure Pass leads to Carbondale and Aspen.

Town information compiled from Delta County Tourism, the Town of Hotchkiss, Uncover Colorado and the U.S. Census Bureau. The information contained herein was obtained from sources deemed reliable but is not guaranteed.

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