

Multi Use Commercial Mountain Property
296 Highway 92
Crawford, CO 81415

\$795,000
0.200± Acres
Delta County



Multi Use Commercial Mountain Property Crawford, CO / Delta County

SUMMARY

Address

296 Highway 92

City, State Zip

Crawford, CO 81415

County

Delta County

Type

Commercial

Latitude / Longitude

38.703069 / -107.607903

Taxes (Annually)

2800

Dwelling Square Feet

4286

Bedrooms / Bathrooms

2 / 4

Acreage

0.200

Price

\$795,000

Property Website

<https://aspenranchrealestate.com/property/multi-use-commercial-mountain-property-delta-colorado/42778/>



MORE INFO ONLINE:

aspenranchrealestate.com

Multi Use Commercial Mountain Property Crawford, CO / Delta County

PROPERTY DESCRIPTION

Multi-Use Commercial Building: Shop, Apartments, and More in Historic Crawford, Colorado

***All commercial storefront units are currently rented, as well as the rear workshop area. Contact listing agent for more information on current lease amounts per unit, timeframe, & more. Main apartment is occupied by owner.**

Explore the finest investment opportunity on the Western Slope with this truly unique historic building nestled in the heart of downtown Crawford. Meticulously remodeled by the current owner, this property seamlessly combines two old, historic buildings into a clean and tidy investment opportunity.

The layout of this building is both distinctive and practical, featuring three main-level commercial spaces with street frontage, perfectly suited for a variety of small businesses. Presently, these storefronts are leased by Lazy J's Coffee shop, a charming book store, and an open space, offering a steady income stream.

QUICK INFO:

- 3 storefront units
- Commercial kitchen space (appliances not included)
- Large Shop area
- Shop Kitchen / Bathroom
- Large Garage area
- Studio Apartment
- Separate Bedroom
- Unfinished Space - Ideal for Apartment
- ***All commercial storefront units are currently rented, as well as the rear workshop area. Contact listing agent for more information on current lease amounts per unit, timeframe, & more. Main apartment is occupied by owner.**

Beyond the storefronts lies a smaller commercial kitchen (appliances not included), an expansive shop area complete with a convenient car lift, and another garage/shop area boasting ample workspace and a 3/4 bath with a shower, and a full kitchen. Furthermore, a spacious concrete pad at the rear of the building caters to automobile or other work-related activities.

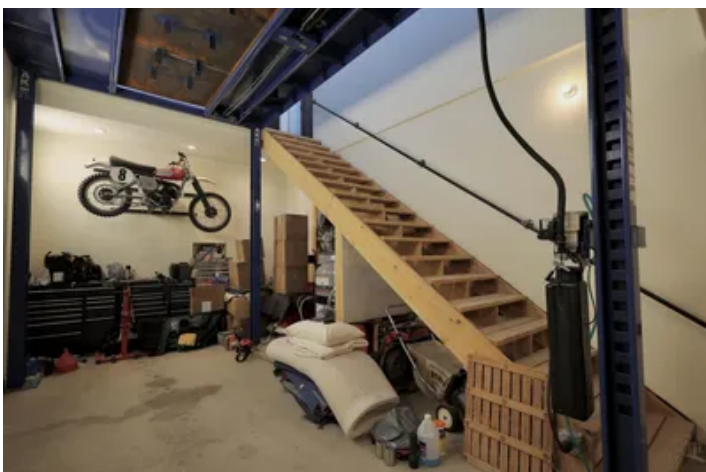
Venture upstairs, and you'll enter a beautifully finished studio apartment with breathtaking mountain views, including scenic vistas of Crawford lake. Accessible either from the porch & staircase outside overlooking the main street or the back staircase in the shop area, this apartment is equipped with modern rustic finishes and a comfortable layout. Keeping you cozy in winter, a wood stove provides warmth, while a mini split unit ensures a cool ambiance during summer. As an added bonus, there is an additional bedroom with a private entrance adjacent to the finished apartment, and a currently unfinished space that holds tremendous potential for another apartment unit.

This dynamic property is a fully functional and thriving investment, making it essential to coordinate showings 24 hours in advance with the listing broker.

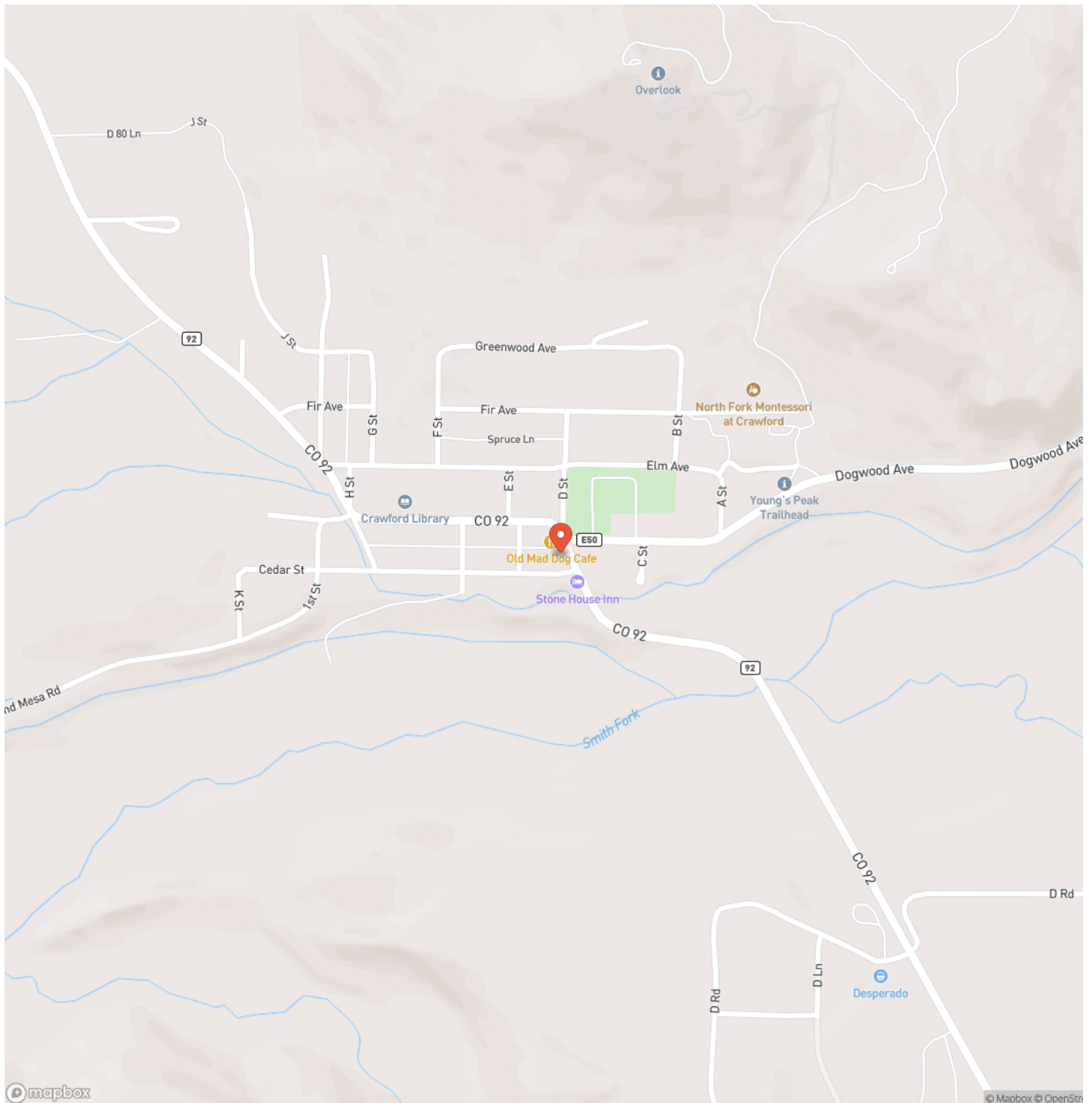
Don't miss this outstanding opportunity to own a piece of Crawford's history while securing a prosperous investment for the future. Act now and arrange your viewing to explore the endless possibilities this property has to offer!

MORE INFO ONLINE:

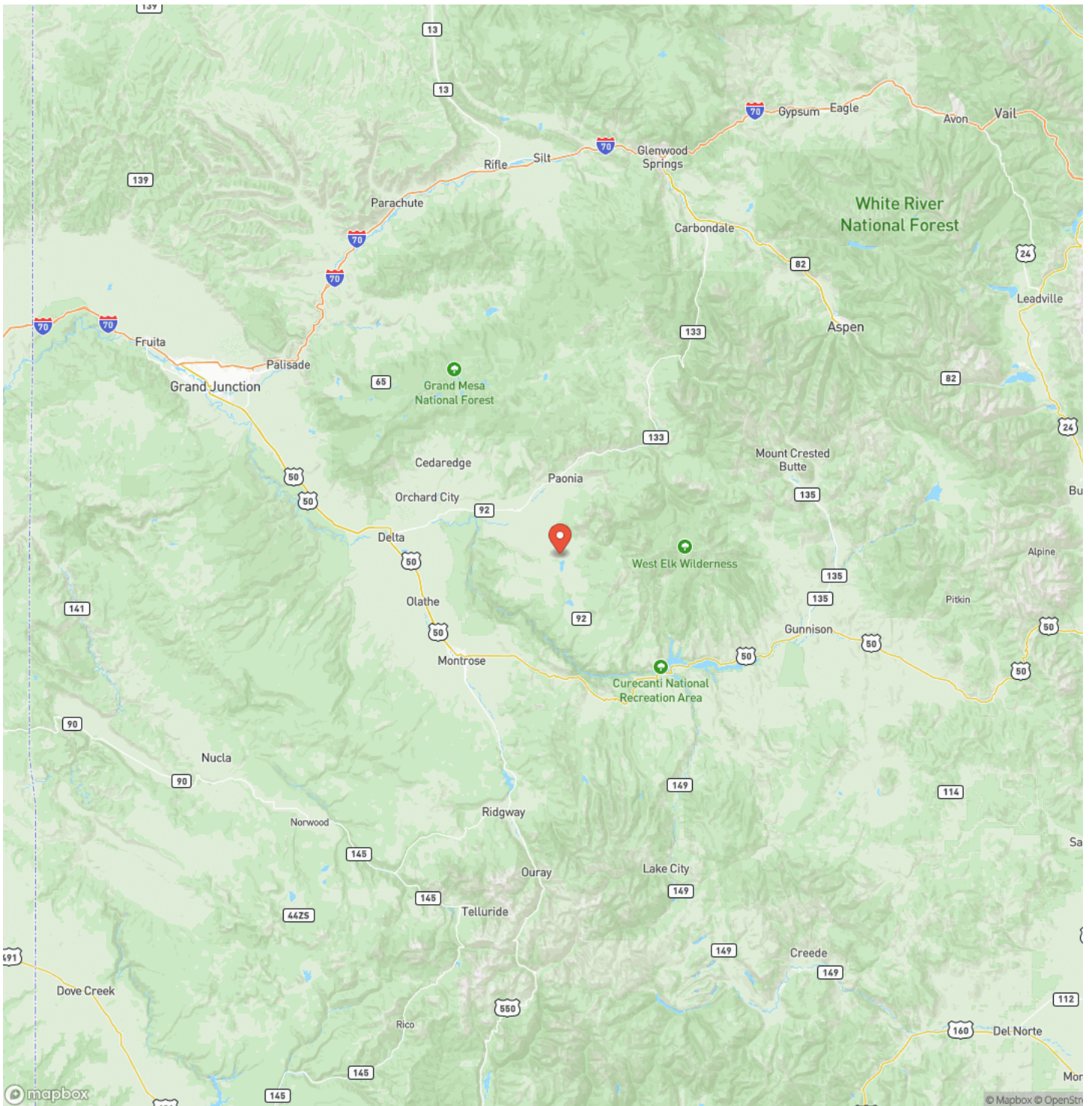
**Multi Use Commercial Mountain Property
Crawford, CO / Delta County**



Locator Map

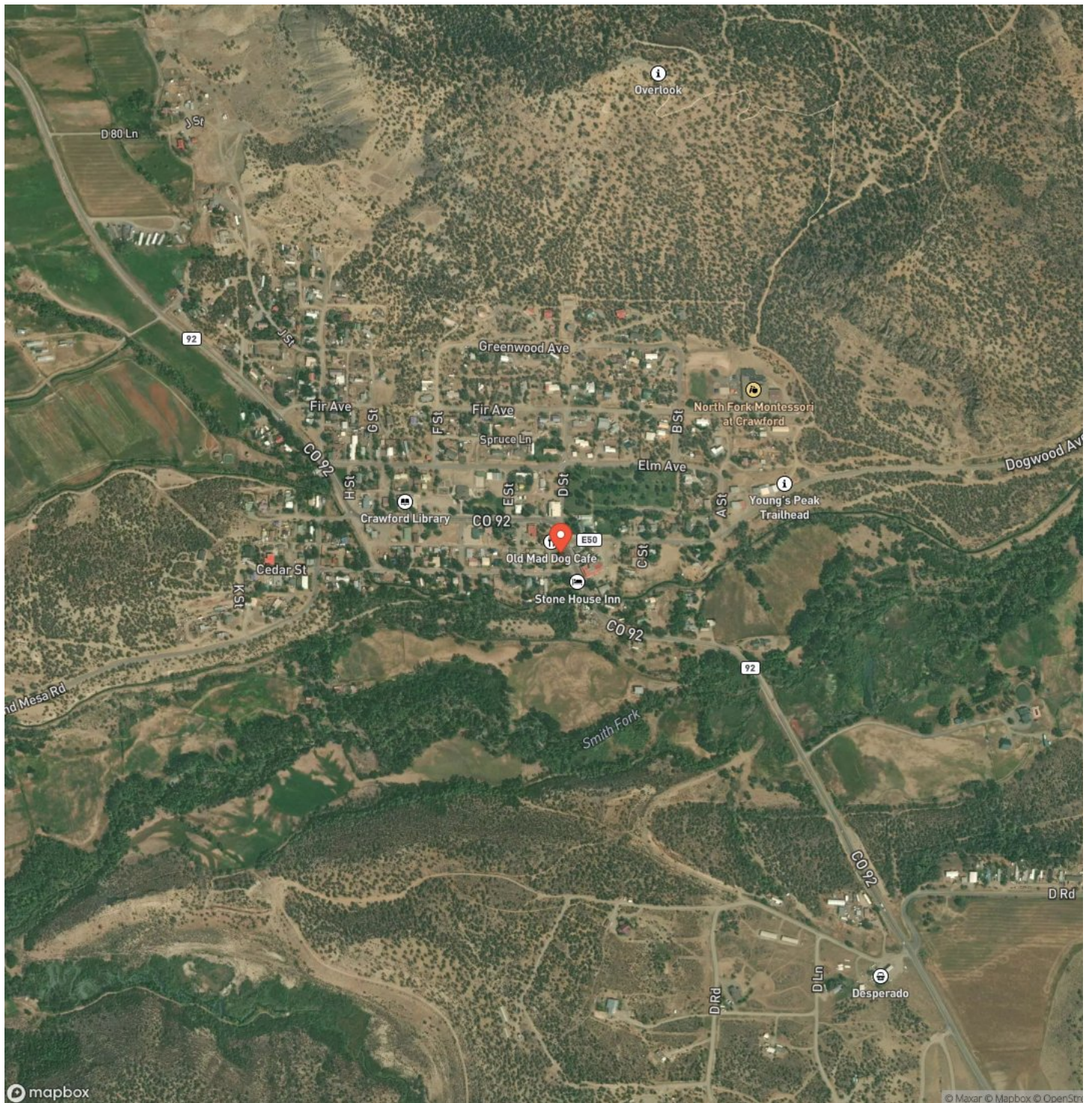


Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

Multi Use Commercial Mountain Property Crawford, CO / Delta County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Hubbell

Mobile

(970) 250-9396

Office

(970) 250-9396

Email

jakedhubbell@gmail.com

Address

32145 L Road

City / State / Zip

Hotchkiss, CO 81419

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

United Country Colorado Brokers
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
aspenranchrealestate.com
