

**Cedaredge, CO Investment Property - Three Income  
Units on 1.2 Acres with Expansion Potential**  
770 NW Cedar Avenue  
Cedaredge, CO 81413

**\$425,000**  
1.200± Acres  
Delta County





## Cedaredge, CO Investment Property – Three Income Units on 1.2 Acres with Expansion Potential

### Cedaredge, CO / Delta County

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#### **SUMMARY**

##### **Address**

770 NW Cedar Avenue

##### **City, State Zip**

Cedaredge, CO 81413

##### **County**

Delta County

##### **Type**

Residential Property, Commercial, Business Opportunity

##### **Latitude / Longitude**

38.904458 / -107.932484

##### **Dwelling Square Feet**

1476

##### **Bedrooms / Bathrooms**

3 / 2

##### **Acreage**

1.200

##### **Price**

\$425,000

##### **Property Website**

<https://aspenranchrealestate.com/property/cedaredge-co-investment-property-three-income-units-on-1-2-acres-with-expansion-potential-delta-colorado/112459/>



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#### **PROPERTY DESCRIPTION**

#### **Cedaredge, CO Investment Property - Three Income Units on 1.2 Acres with Expansion Potential**

Located on NW 8th Street in Cedaredge, Colorado, this 1.2-acre residential investment property offers three separate income-producing units, a proven rental history, and rare room to grow. With a single-family home and two single-wide trailers already generating strong recurring income-and roughly half the land still undeveloped-this is a turnkey cash-flow opportunity with built-in upside for investors seeking dependable returns on Colorado's Western Slope. Offered at \$425,000 with an approximate 10% gross CAP rate.

#### **Property Overview**

The offering sits on 1.2 total acres and includes three residential rentals. The primary residence is a 1974 stick-built home with 3 bedrooms, 1.75 baths, and 1,476 square feet, featuring front and back porches and forced-air natural gas heating. Alongside the home are two single-wide trailers-a 2 bed/1 bath and a 1 bed/1 bath-each contributing to the monthly income. All three units are connected to the town of Cedaredge water system (3 taps) and town sewer, keeping utilities straightforward and reliable.

#### **Strong, Steady Rental Income**

This property is a true income producer with a track record to back it up. Current rents break down as follows: the yellow single wide at \$957/month, the brown single wide at \$1,100/month, and the house at \$1,400/month-for a combined \$3,457 per month, or \$41,484 per year. That equates to roughly a 10% gross CAP rate at the \$425,000 asking price. Rental history has been steady and diversified, with income coming from both private-market tenants and the Delta Housing Authority, which adds a layer of stability and reduces vacancy risk compared to single-source rentals. (As with any investment, buyers should factor in operating expenses such as taxes, insurance, maintenance, and vacancy to calculate net returns.)

#### **Built-In Revenue Expansion**

What sets this property apart is the room to grow. Currently only about half the 1.2 acres is utilized by the existing home and two trailers, leaving space to add multiple additional trailers or another home. Expansion would require purchasing additional water taps from the town of Cedaredge, but the potential to increase the unit count-and the monthly cash flow-makes this a scalable investment rather than a static one. For a buyer looking to build a small rental portfolio on a single, easily managed parcel, this is an unusually flexible opportunity.

#### **Why Cedaredge Is a Smart Place to Invest**

Cedaredge sits at the "edge of the cedars" on the sunny southern slope of the Grand Mesa, the largest flat-top mountain in the world. Known as the "Gateway to the Grand Mesa," the town offers residents year-round access to fishing across the mesa's 300-plus alpine lakes, plus hiking, hunting, snowmobiling, cross-country skiing, and camping in the surrounding Grand Mesa National Forest. Downtown Cedaredge adds everyday amenities and local character, from an 18-hole golf course and award-winning wineries and hard-cider tasting rooms to Pioneer Town, a historic 19th-century western village museum. With a mild climate on the south-facing slope, a stable small-town population, and steady demand for workforce and affordable housing, Cedaredge continues to attract renters-supporting the kind of consistent occupancy that makes this property a dependable long-term hold.

#### **A Solid, Scalable Investment**

Between its diversified rental income, its connection to reliable town utilities, its proven history with both private tenants and the Delta Housing Authority, and its clear path to adding units, this NW 8th Street property offers an attractive combination of current cash flow and future upside. For investors seeking a turnkey, income-producing asset with room to expand in a desirable Western Slope community, this Cedaredge offering is well worth a closer look.

**MORE INFO ONLINE:**

<https://aspenranchrealestate.com/>

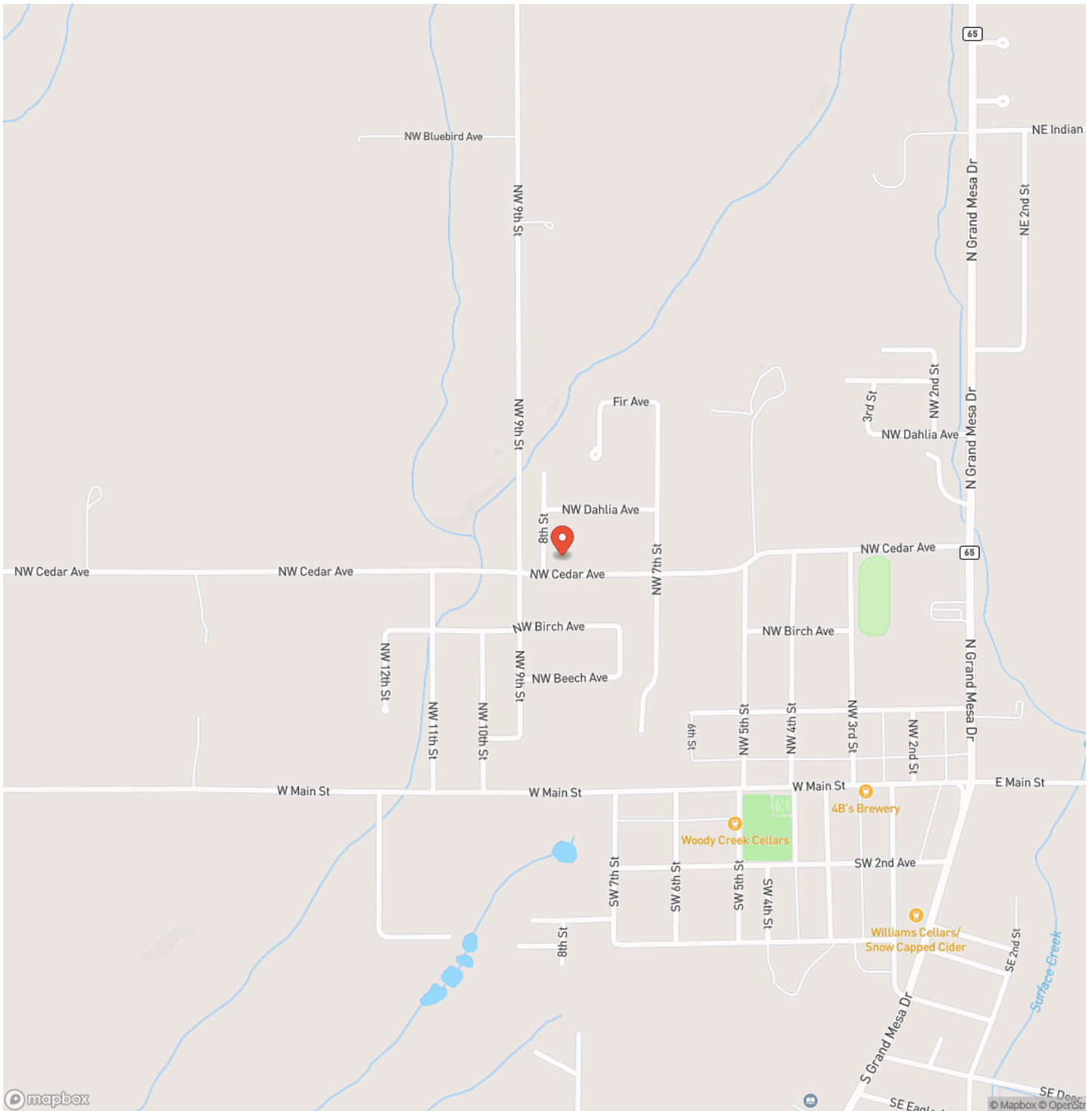


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## Locator Map

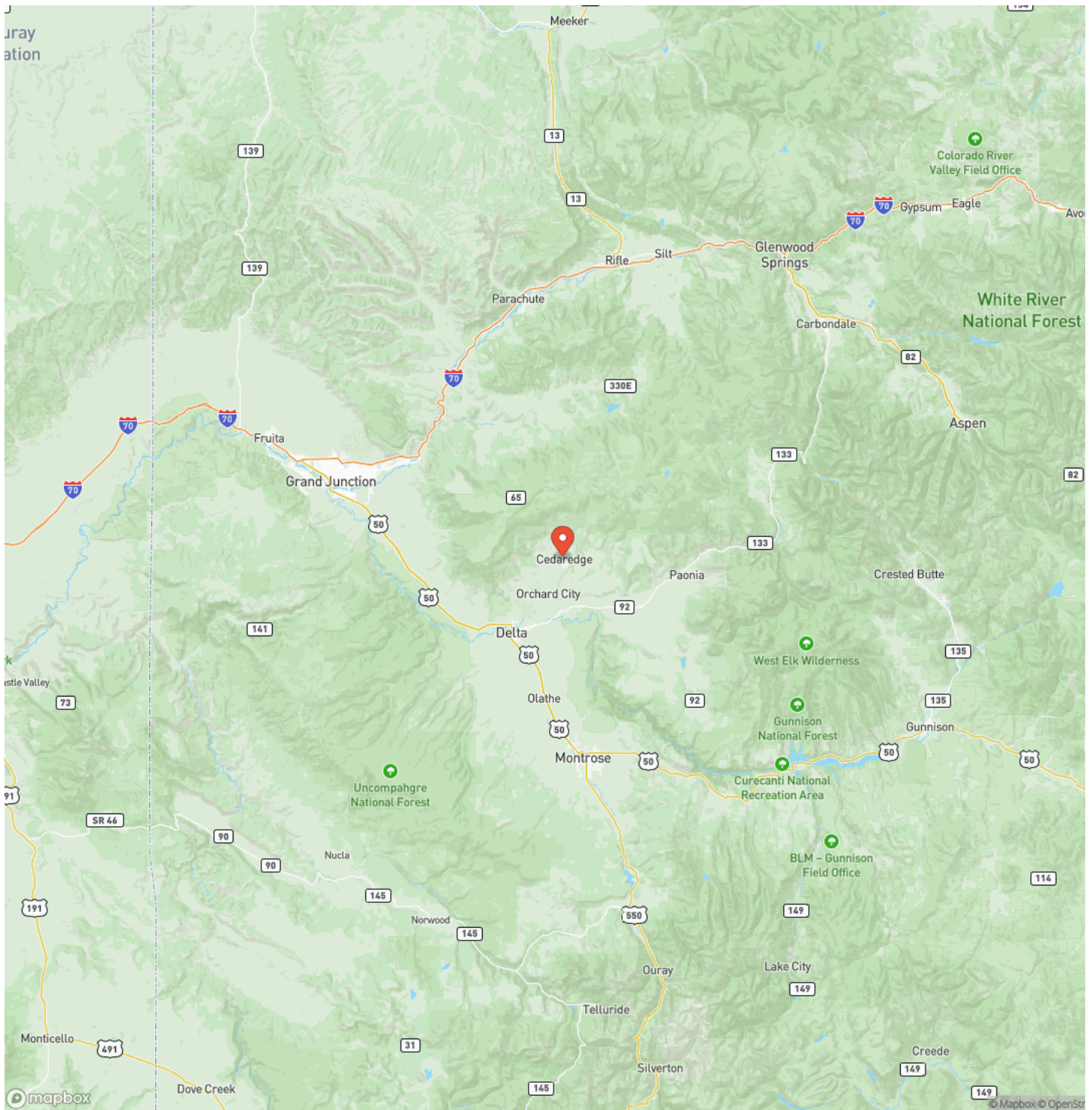


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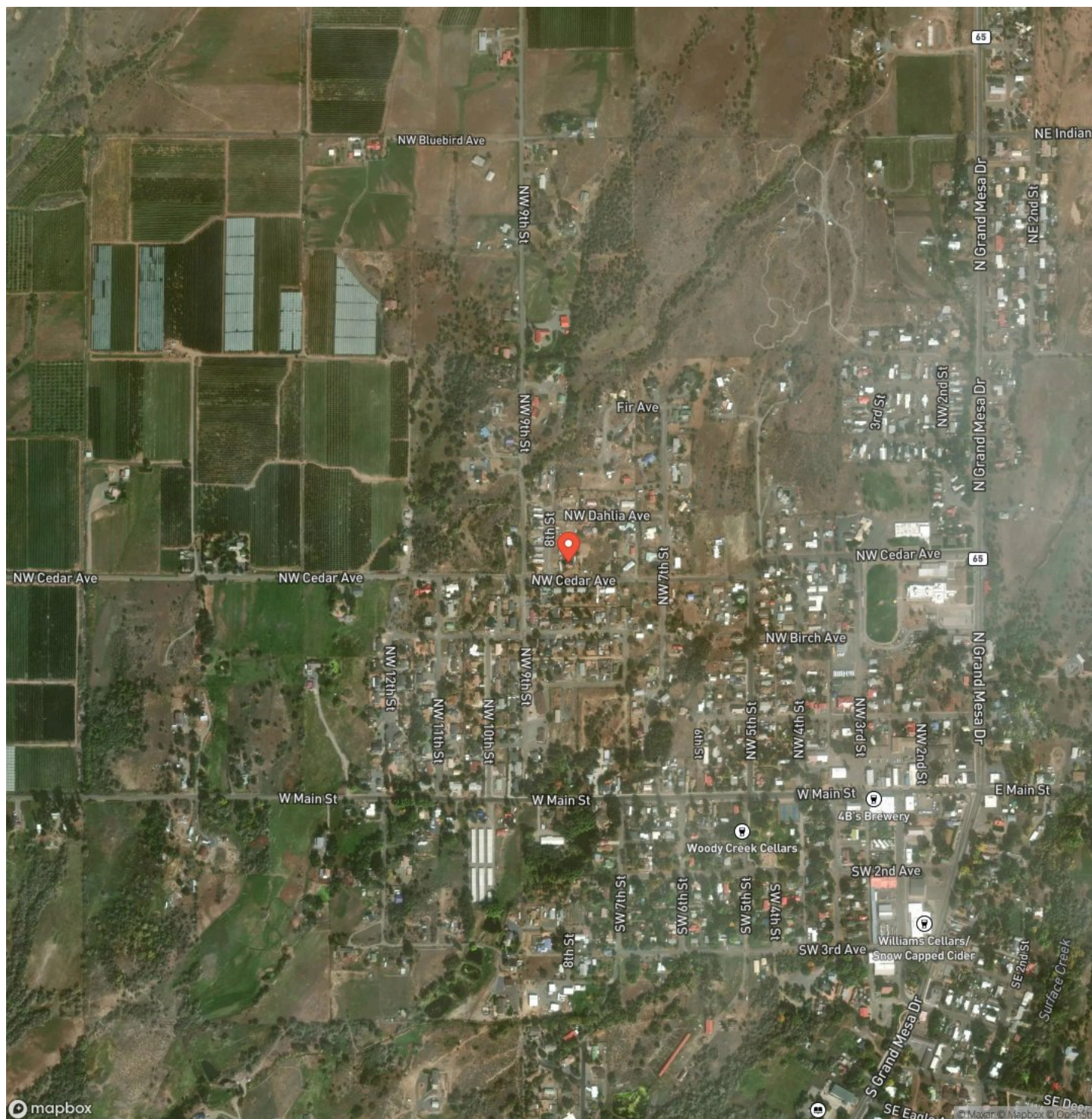


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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jake Hubbell

## Mobile

(970) 250-9396

## Office

(970) 250-9396

## Email

jakedhubbell@gmail.com

## Address

31428 Highway 92

## City / State / Zip

## NOTES

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## This image shows a blank sheet of white paper with horizontal 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**

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**United Country Colorado Brokers**  
32145 L Road  
Hotchkiss, CO 81419  
(970) 250-9396  
<https://aspenranchrealestate.com/>

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