



1st Street

# RETAIL BUILDING WITH TWO INCOME PRODUCING APARTMENTS FOR SALE

**226 1ST STREET, AULT, CO 80610**

# PROPERTY HIGHLIGHTS

226 1ST STREET, AULT, CO 80610

Located in the heart of Ault at the high-visibility corner of 1st Street and Highway 85, this mixed-use property offers a prime investment opportunity. The building features a ground-floor retail space ready for occupancy—perfect for an owner-user or new tenant—and two fully leased residential units on the second floor. The upstairs includes a one-bedroom apartment and a three-bedroom apartment, both generating steady rental income. With its prominent corner location and built-in residential revenue, this property is ideal for investors or entrepreneurs looking to establish a presence in a growing northern Colorado community.

- **First-Floor Retail Space:** Features 13.7' vaulted ceilings, prominent display windows, under-stair storage, kitchenette, and two restrooms. Ideal for a variety of retail or service uses.
- **Mixed-Use Investment:** Two fully leased residential units on the second floor
  - Unit 2: 1 bed / 1 bath with private deck
  - Unit 3: 3 bed / 1 bath
- **Utility Details:**
  - Three separate electric meters (1 commercial, 2 residential)
  - Electric baseboard heat in apartments; gas heat in retail unit
  - Updated plumbing and electrical in 2007
- **Landlord Responsibilities:** Water and trash service paid by landlord

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**Sale Price:** \$450,000 (\$112/SF)

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**Total Building: 4,000 SF**

**Size:**

**First Floor (Vacant Retail): 2,000 SF**  
**Second Floor (Residential Apartments):**

- Unit 2: approx 800 SF
- Unit 3: approx 950 SF
- Common Area/Storage: approx 250 SF

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**Parking:** 4 Spaces

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**YOC/YOR:** 1907/2007

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**Lot:** 0.07 Acre

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**Zoning:** Commercial [Town of Ault](#) 

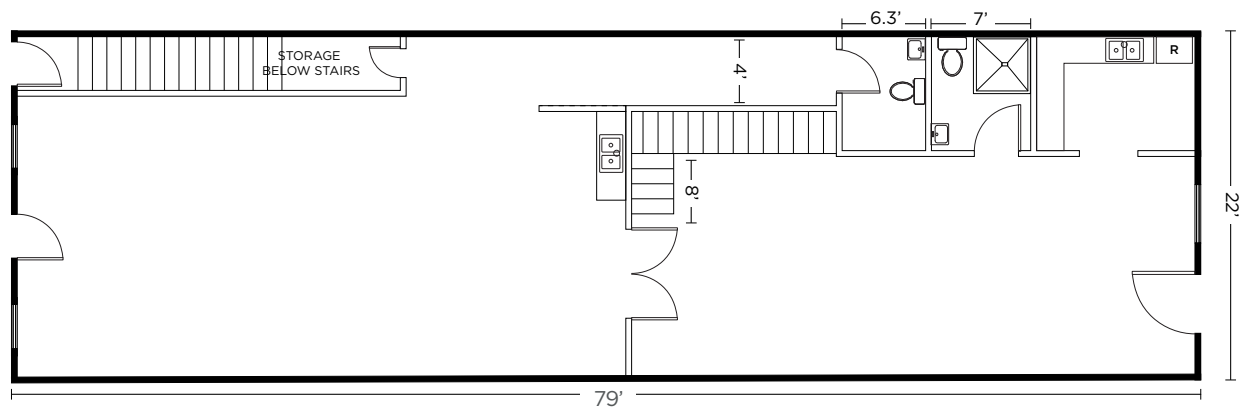
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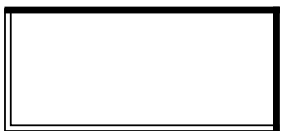
RENT ROLL | RESIDENTIAL APARTMENTS (2nd Floor)

Unit	Size	Bedrooms	Bath	Lease Expiration	Base
2	Approx. 800 SF	1	1	1/31/2026	\$1,100/month
3	Approx. 950 SF	3	1	2/28/2026	\$1,000/month
Common Area		Approx. 250 SF			

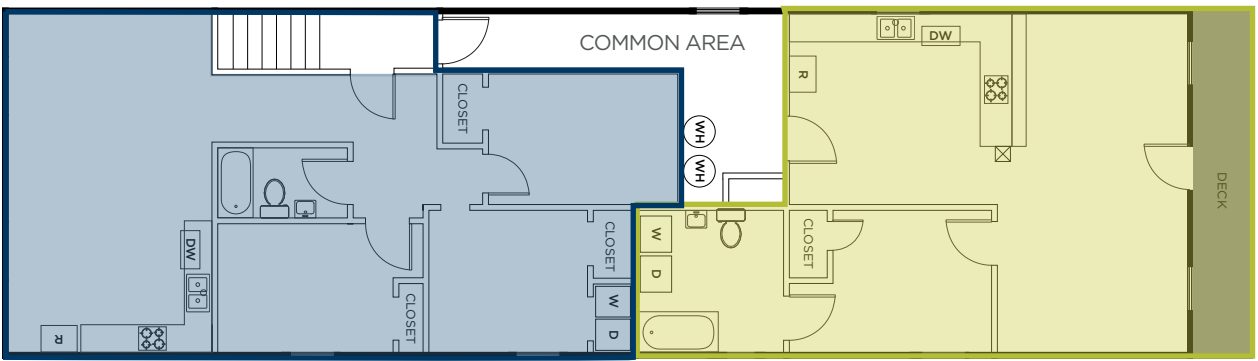
MAIN FLOOR - RETAIL SPACE  
2,000 SF



MAIN FLOOR  
(MEZZANINE)



2ND FLOOR - APARTMENTS  
2,000 SF



# PROPERTY PHOTOS

226 1ST STREET, AULT, CO 80610





YOUTH FIELD



### DEMOGRAPHICS: 10 Mile Radius

2024 Population:	30,503
2029 Population:	36,039
2024 Households:	10,465
2029 Households:	12,402
Total Consumer Spending	\$433.3M
Costar, 2025	

1ST STREET (10,000 VPD)

LIBERTY PARK

HIGHLAND HIGH SCHOOL

AULT FOOTBALL FIELD



(13,000 VPD)



### CONTACT INFORMATION

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