

139 South Maple Street
Fruita, CO 81521



Powered by **westerncolorado.realestate**

MLS# 20263542



\$775,000

3 Bedrooms | 2 Bathrooms | 1,073 Sqft

Exceptional Investment Opportunity in the Heart of Downtown Fruita! Don't miss this rare opportunity to own a versatile property just a short walk from everything downtown Fruita has to offer. Situated on a generously sized lot, this property includes a charming single-family home and a newer Accessory Dwelling Unit (ADU), making it ideal for owner-occupants, investors, or multi-generational living. The main home features 2 bedrooms, 1.5 bathrooms, a spacious detached two-car garage, central air conditioning, solid surface kitchen countertops, a tankless water heater, irrigation water, and a large backyard with plenty of room to enjoy. Built less than five years ago, the detached ADU offers 1 bedroom, 1 bathroom, an attached one-car garage, and is efficiently heated and cooled with a mini-split system. With ample off-street parking and a flexible layout, the ADU presents an excellent opportunity for long-term or short-term rental income (subject to local regulations). There is also potential to convert the ADU into a two-bedroom unit. Enjoy the convenience of being less than a five-minute walk to downtown Fruita's restaurants, shops, parks, and events. Live comfortably in the main home while generating additional income from the ADU, or maximize the property's investment potential. For buyers seeking a truly turnkey investment, all



Derek Irick

Phone: (970) 424-8425

Bray Real Estate

Office: (970) 242-3647

For full listing details, please scan:

