



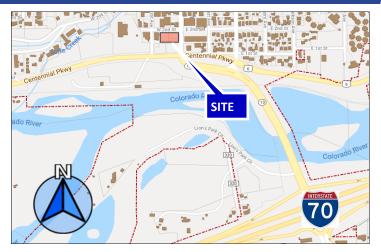
# **Investment Opportunity**

139 Railroad Avenue, Rifle, CO 81650

### **FOR SALE**



#### PROPERTY OVERVIEW



#### FOR MORE DETAILS CONTACT:

Mike Foster, CCIM|mfoster@cbcwest.com Coldwell Banker Commercial Prime Properties

### **DETAILS**

AC: .66

PRICE: \$950,000

ZONING: CBD

**FEATURES:** - Investment Opportunity

- Rifle Central Business District

- 9 City Water and Sewer Taps/3 Parcels

**AREA DESCRIPTION:** Downtown Rifle Business District with fronting on Railroad Avenue and or W. 2nd Avenue

All information herein is from sources deemed reliable, however, broker makes no warranties, express or implied As to the accuracy of the information or to the suitability of this property for the investor.

**Direct** 970-244-6602 **Cell** 970-433-8374

131 N. 6th, St., Suite 300 Grand Junction, CO 81501





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