

FOR SALE



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES**
CBCWEST.COM

2658, 2662, 2666, 2670 TRACY ANN RD, GRAND JUNCTION, CO

DEVELOPMENT OPPORTUNITIES 4 COMMERCIAL LOTS

FOR SALE



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- ✓ **C-1 Zoning**
- ✓ **Utilities and Access Available**
- ✓ **High Traffic Visibility (21,000 ADT)**

2658 Tracy Ann RD - Lot 1

- 1.15 Acres
- \$950,000

2662 Tracy Ann RD - Lot 2

- 1.23 Acres
- \$900,000

2666 Tracy Ann RD - Lot 3

- 1.05 Acres
- \$870,000

2670 Tracy Ann RD - Lot 4

- 1.03 Acres
- \$830,000

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

Direct: 970-244-6602
Mobile: 970-433-8374

131 N. 6th, St., Suite 200
Grand Junction, CO 81501

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LOT 4
\$830,000

LOT 3
\$870,000

LOT 2
\$900,000

LOT 1
\$950,000

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