

# FOR SALE - \$795,000

2901 Teller Avenue, Grand Junction, CO



COLDWELL BANKER  
COMMERCIAL

PRIME  
PROPERTIES





# 29 ROAD CORRIDOR FRONTAGE



**COLDWELL BANKER  
COMMERCIAL**  
PRIME  
PROPERTIES

- **2.37 AC Prime Commercial Opportunity**
- **C-2 Zoning**
- **Multiple Development Options**
- **High-traffic 29 Road Corridor**
- **16,000 AADT Traffic Count**
- **Federal Opportunity Zone Site**



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.

**Coldwell Banker Commercial Prime Properties**  
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