

LAND FOR SALE

\$495,000



COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES

131 N. 6th St., Suite 300
GRAND JUNCTION, CO 81501

2478 W Independent Ave., GJ CO 81505



- Prime development opportunity on 0.57 acres
- CG zoning provides for multiple commercial and industrial opportunities
- Neighboring Freddy's Steakburgers. Close proximity to 6&50 shopping, food, and retail businesses
- Located in Federal Opportunity Zone (see page 3).

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