

LAND FOR SALE

\$485,000



COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES

131 N. 6th St, Suite 200
GRAND JUNCTION, CO 81501

490 Sparn Street, Grand Junction, CO 81501



0.62-acre prime commercial retail opportunity.

C-1 zoning allows for multiple development options.

Situated next to the new Taco Bell, north of Les Schwab Tire and west of Dutch Brothers Coffee.

Along high-traffic 29 Road corridor with 27,000 VPD traffic count.

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Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.



