

FOR SALE



**COLDWELL BANKER
COMMERCIAL**

PRIME
PROPERTIES
CBCWEST.COM

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

DEVELOPMENT OPPORTUNITIES 4 COMMERCIAL LOTS



- ✓ **MU-2 Zoning**
- ✓ **Utilities and Access Available**
- ✓ **High Traffic Visibility (21,000 ADT)**

2658 Tracy Ann RD - Lot 1

- ◆ 1.14 Acres
- ◆ \$950,000 / **SALE PENDING**

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 / **SALE PENDING**



Mike Foster, CCIM | mfooster@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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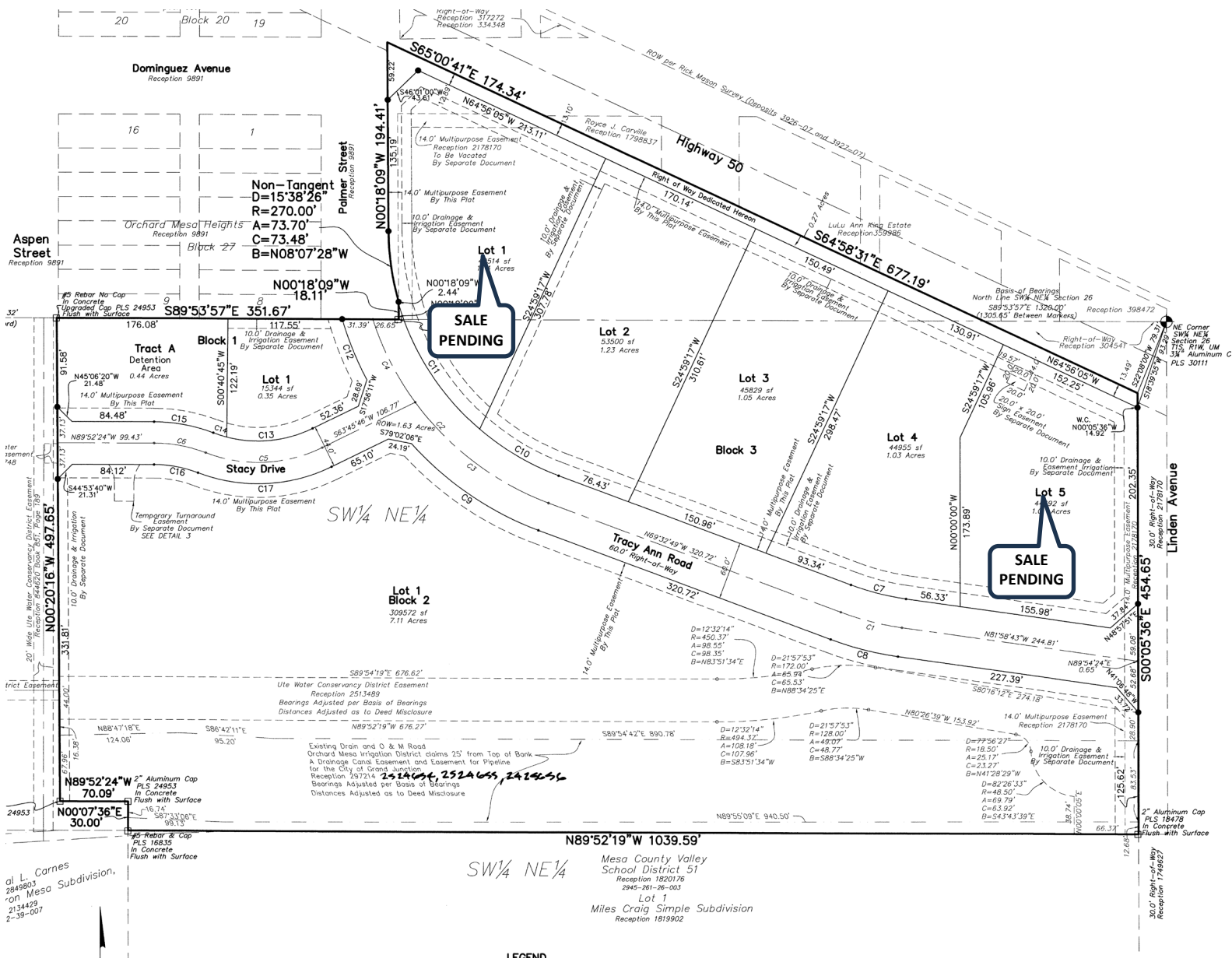
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