



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

518 – 28 RD, Grand Junction, CO

FOR SALE

Concord Plaza

INVESTMENT OPPORTUNITY



➤ A Building – 16 Residential Units

➤ B Building – 14 Office Units

➤ \$3,600,000

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

CBCWEST.COM

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**COLDWELL BANKER
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PRIME
PROPERTIES

Building Photos

FOR SALE



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**COLDWELL BANKER
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Neighborhood Aerial

FOR SALE

Bookcliff & Grand Mesa Views



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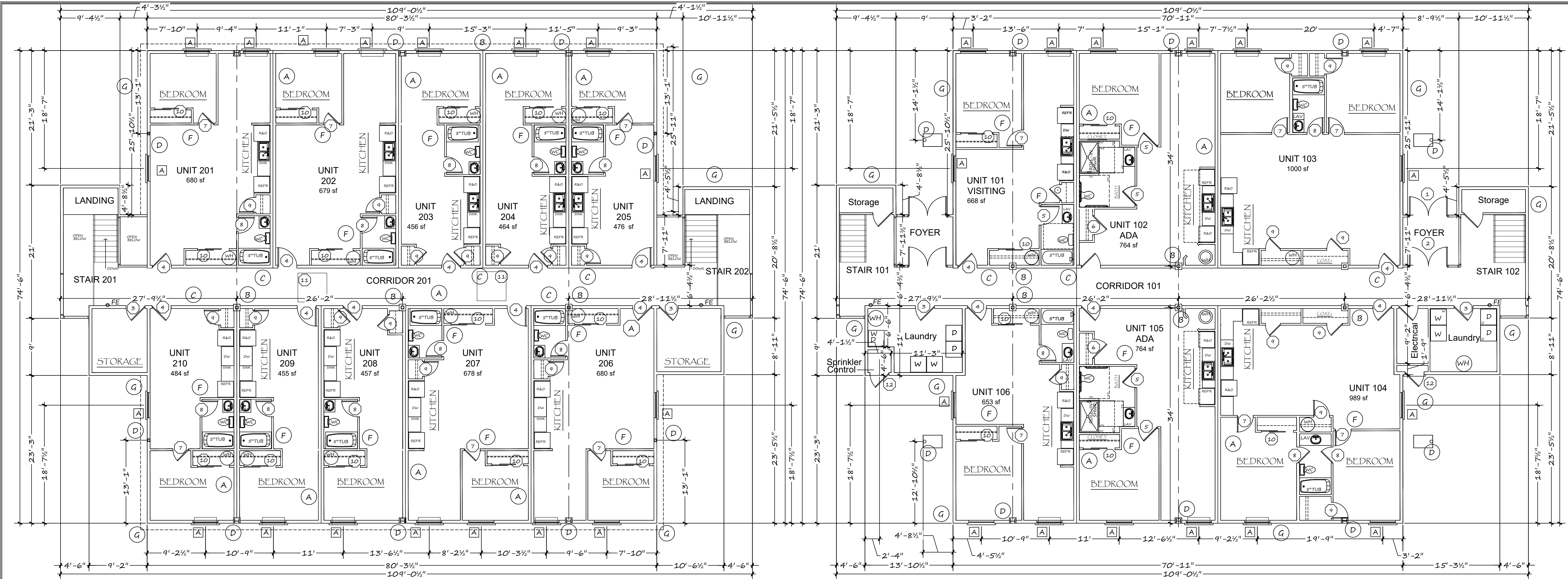
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Aerial Mapping

FOR SALE





UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Building A

NOTE: TWO GROUND FLOOR UNITS THAT ARE NOT ACCESSIBLE TYPE A ARE TO BE VISITING, and FAIR HOUSING COMPLIANT/

REFERENCE SHEET A2-2 PARTIAL MAIN FLOOR PLANS FOR FIXTURE CONFIGURATIONS & PERTINENT ADA DATA

REFERENCE SHEETS A-2.1 THRU A-2.4 FOR ENLARGED UNIT PLANS & DIMENSIONING

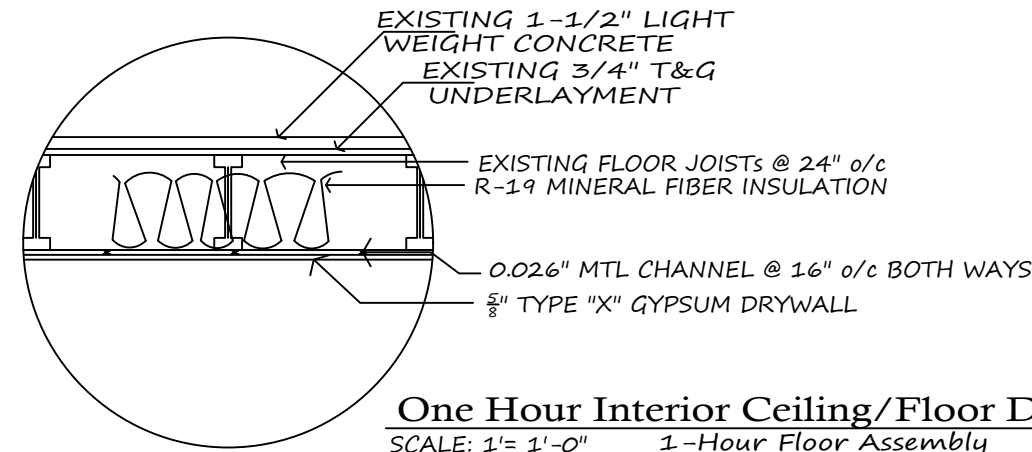
NOMENCLATURE LEGEND

KITCHENS:
CTR & BC - COUNTERTOP, SPLASH, & BASE CABINETS
DW - DISHWASHER
DBL SINK - DOUBLE SINK w GARBAGE DISPOSAL
MW - MICRO WAVE
OHC - OVERHEAD CABINETS
R&O - RANGE & OVEN
REFR - REFRIGERATOR
LAUNDRY:
D - DRYER
W - WASHER
BATHROOMS:
LAV - LAVATORY SINK
SHWR - SHOWER ENCLOSURE or SHOWER PAN & GL. SL. DRS.
WC - WATER CLOSET (TOILET)
VAN - VANITY BASE CABINET & COUNTERTOP w/SPLASH
GENERAL BUILDING
FE - 10LB ABC FIRE EXTINGUISHER & CABINET
CG - FRP CORNER GUARDS

NOTE WALL FRAMING:
ALL EXTERIOR WALLS ARE 2x 6 (5'-1/2" DIMENSIONED)
ALL INTERIOR WALLS ARE 2x 4 (3'-1/2" DIMENSIONED)
PLUMBING WALLS ARE 2x 6 (5'-1/2" DIMENSIONED)

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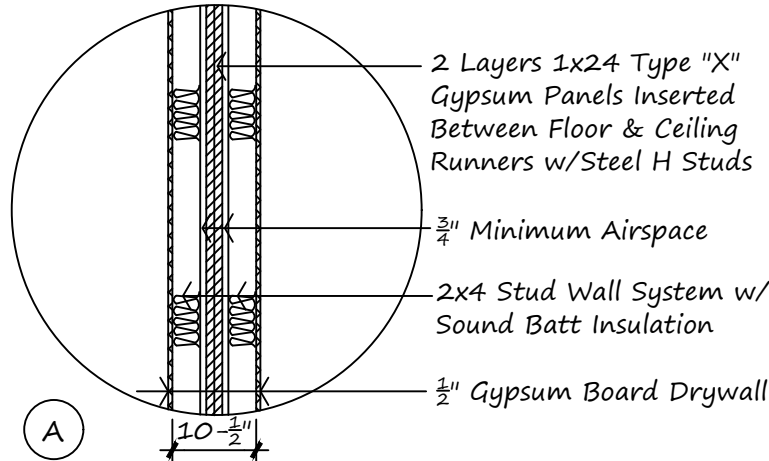
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One Hour Interior Ceiling/Floor Detail

SCALE: 1" = 1'-0"

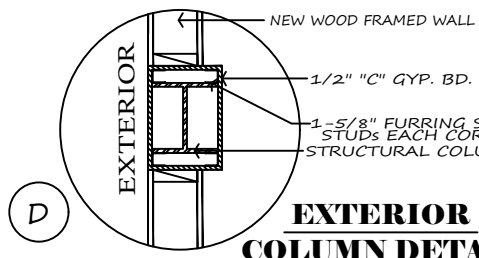
2-Hour Floor Assembly
60 STC
IBC TABLE 721.1(3) Item 24-1.1



Common Wall Detail

APARTMENT SEPARATION

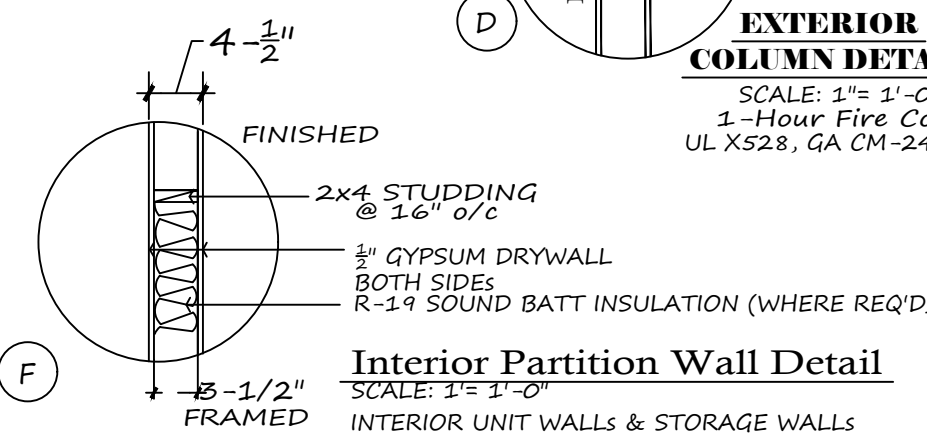
GA # ASW 1000-1005



EXTERIOR COLUMN DETAIL

SCALE: 1" = 1'-0"

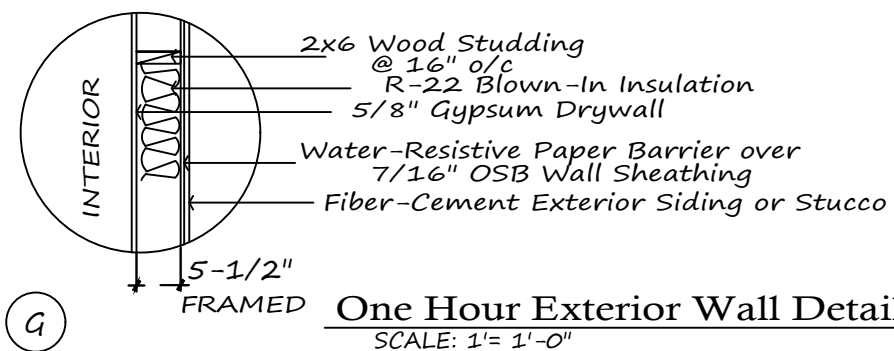
1-Hour Fire Column
UL X528, GA CM-1452



Interior Partition Wall Detail

SCALE: 1" = 1'-0"

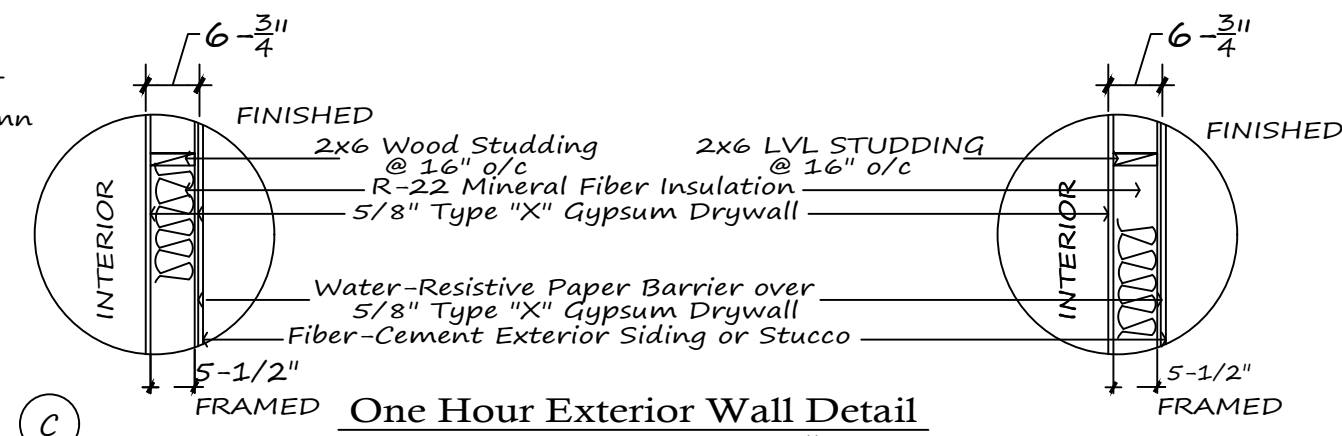
INTERIOR UNIT WALLS & STORAGE WALLS



One Hour Exterior Wall Detail

SCALE: 1" = 1'-0"

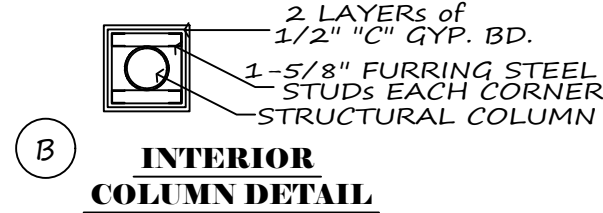
NON-FIRE RATED EXTERIOR WALLS



One Hour Exterior Wall Detail

SCALE: 1" = 1'-0"

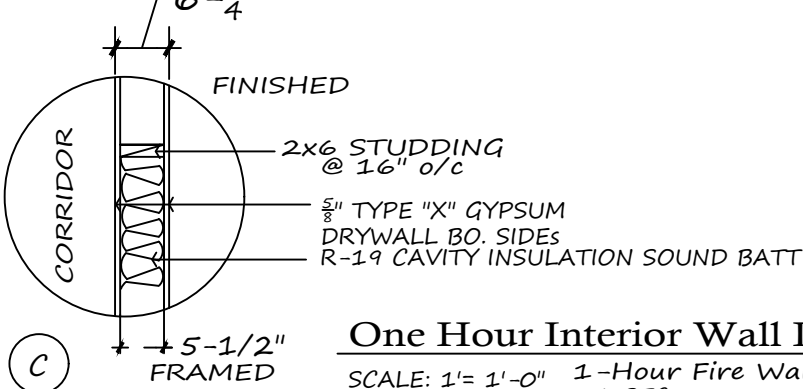
1-Hour Fire Wall
54-STC IBC TABLE 721.1(2) Item 15-1.1



INTERIOR COLUMN DETAIL

SCALE: 1" = 1'-0"

1-Hour Fire Column
UL X528, GA CM-1452



One Hour Interior Wall Detail

SCALE: 1" = 1'-0"

1-Hour Fire Wall
54-STC
IBC TABLE 721.1(2) Item 15-1.14

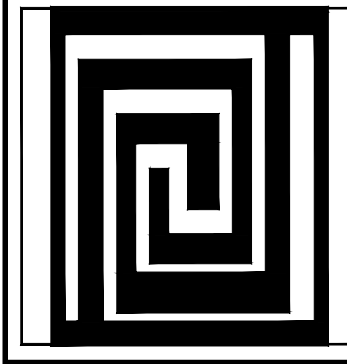
Common Space Square Feet	
Name	Area
First Floor	1189 SF
Second Floor	901 SF
Grand total	2090 SF

Gross Square Feet	
Name	Area
First Floor	6259 SF
Second Floor	6529 SF
Grand total	12788 SF

Ground Floor Living Areas	
Name	Area
UNIT 101	668 SF
UNIT 102	764 SF
UNIT 103	1002 SF
UNIT 104	989 SF
UNIT 105	764 SF
UNIT 106	653 SF
TOTAL	4840 SF

Upper Floor Living Areas	
Name	Area
UNIT 201	680 SF
UNIT 202	679 SF
UNIT 203	456 SF
UNIT 204	464 SF
UNIT 205	476 SF
UNIT 206	680 SF
UNIT 207	678 SF
UNIT 208	457 SF
UNIT 209	455 SF
UNIT 210	484 SF
TOTAL	5509 SF

CHRISTOPHER
KRABACHER
ARCHITECT



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energy builders... simply smarter.

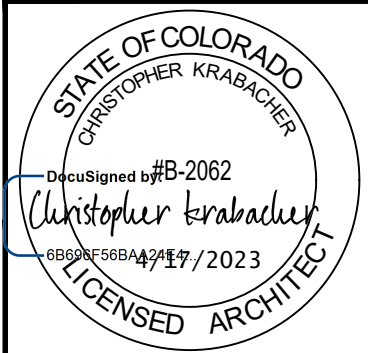
1111 South 7th Street
GRAND JUNCTION,
COLORADO 81501

518 28 ROAD
GRAND JUNCTION, COLORADO

CONCORD PLACE
APARTMENT BUILDING A

GROUND
FLOOR PLAN
WALLTYPES

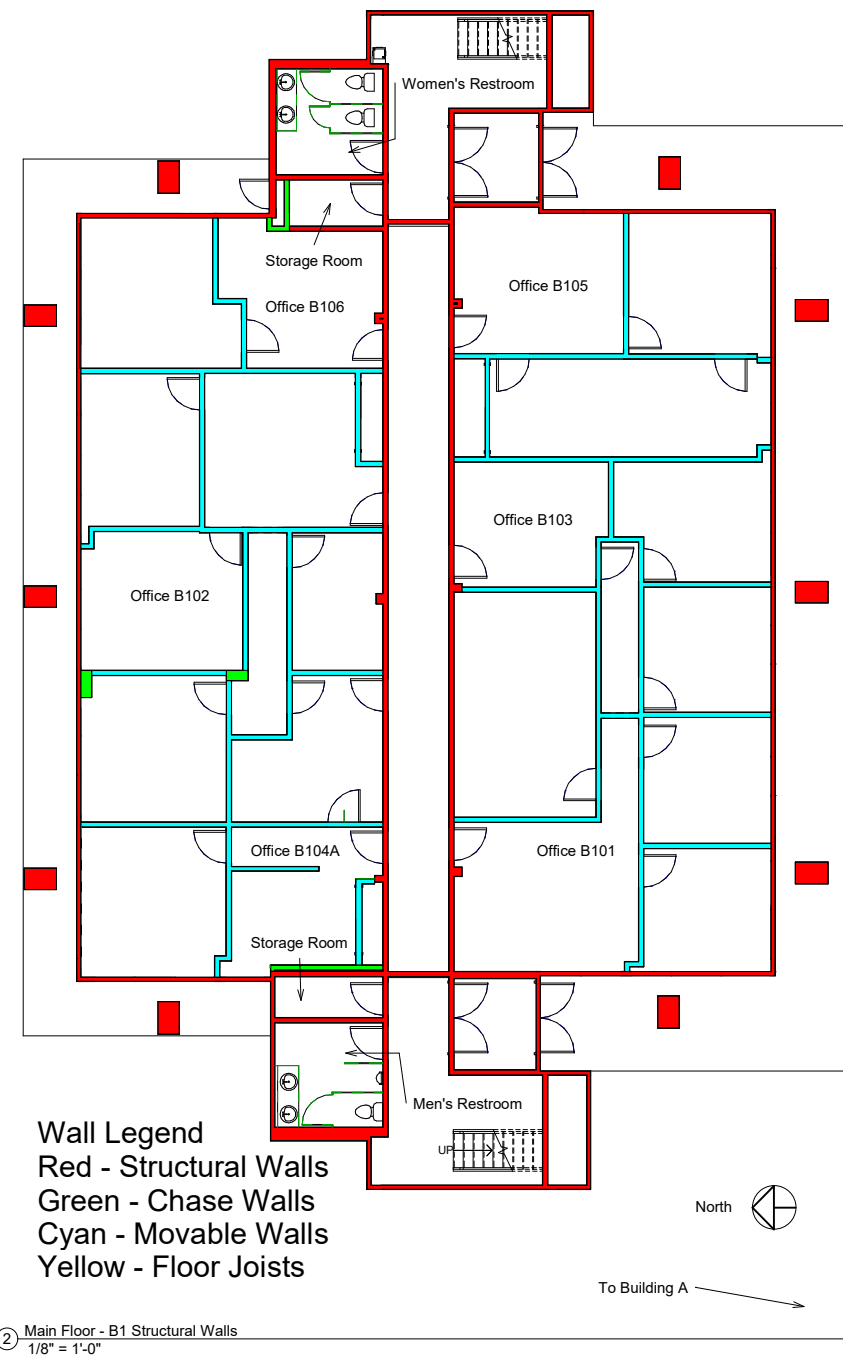
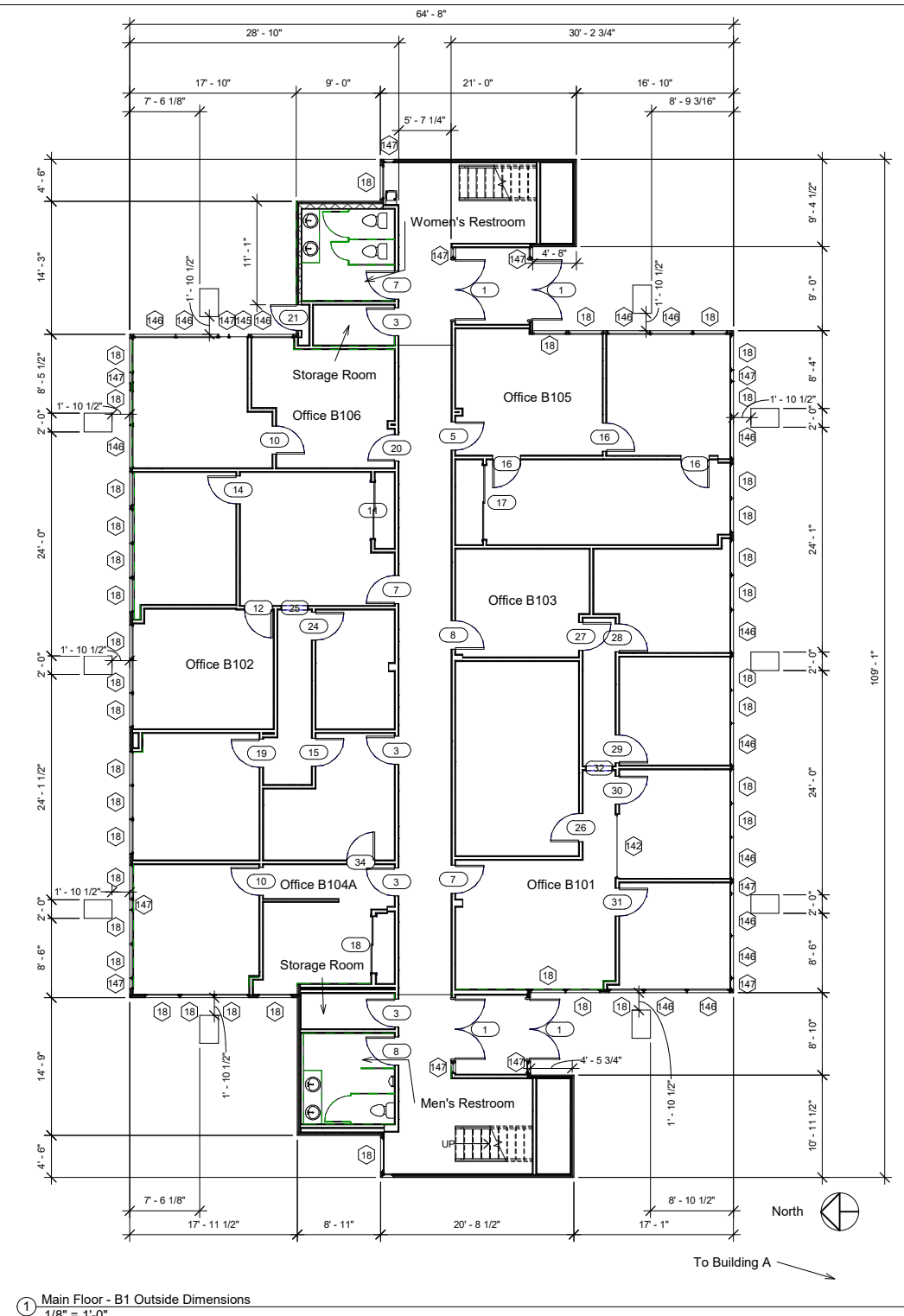
DATE: 03/01/2023
DRAWN: CK
CHECKED:
REVISIONS:



SHEET NUMBER

A1-1
OF Nine

CONSTRUCTION DOCUMENTS



Room Schedule			
Number	Name	Area	Floor Finish

B1CH	CH	4 SF	Concrete
B1CH1	CH	30 SF	Concrete
B1CH2	CH	37 SF	Concrete
B1EW1	EW	65 SF	Tile
B1EW2	EW	64 SF	Tile
B1H1	H	195 SF	Carpet
B1H2	H	390 SF	Carpet
B1H3	H	203 SF	Carpet
B1MR	MR	97 SF	Tile
B1S1	SR	37 SF	Concrete
B1S2	SR	38 SF	Concrete
B1WR	WR	97 SF	Tile
B2CH	CH	11 SF	Concrete
B2H1	H	62 SF	Carpet
B2H2	H	437 SF	Carpet
B2H3	H	55 SF	Carpet
B2MR	MR	102 SF	Tile
B2S1	SR	8 SF	Concrete
B2S2	SR	8 SF	Concrete
B2WR	WR	93 SF	Tile
B101A	R	267 SF	Carpet
B101B	R	274 SF	Carpet
B101C	R	137 SF	Carpet
B101D	R	138 SF	Carpet
B101E	R	134 SF	Carpet
B101F	R	151 SF	Carpet
B101G	R	54 SF	Carpet
B102A	R	213 SF	Carpet
B102B	C	17 SF	Carpet
B102C	R	157 SF	Carpet
B102D	R	190 SF	Carpet
B102E	H	75 SF	Carpet
B102F	R	106 SF	Carpet
B102G	R	181 SF	Carpet
B102H	R	157 SF	Carpet
B103	R	160 SF	Carpet
B104A-A	R	161 SF	Carpet
B104A-B	R	185 SF	Carpet
B104A-C	R	15 SF	Carpet
B105-A	R	208 SF	Carpet
B105-B	R	172 SF	Carpet
B105-C	R	235 SF	Carpet
B105-D	C	26 SF	Carpet
B106-A	R	181 SF	Carpet
B106-B	R	186 SF	Carpet
B200-A	R	197 SF	Carpet
B200-B	R	164 SF	Carpet
B200-C	R	139 SF	Carpet
B200-D	R	142 SF	Carpet
B200-E	R	108 SF	Carpet
B200-F	CH	10 SF	Concrete
B201-A	R	208 SF	Wood
B201-B	R	161 SF	Wood
B201-C	CH	13 SF	Concrete
B203-A	R	217 SF	Tile
B203-B	C	15 SF	Tile
B203-C	R	142 SF	Tile
B207-A	R	121 SF	Carpet
B207-B	R	43 SF	Carpet
B207-C	R	124 SF	Carpet
B207-D	R	112 SF	Carpet
B209-A	R	306 SF	Carpet
B209-B	R	190 SF	Carpet
B209-C	R	214 SF	Carpet
B209-D	R	159 SF	Carpet
B209-E	R	162 SF	Carpet
B209-F	R	152 SF	Carpet
B209-G	CH	12 SF	
B210-A	R	432 SF	Carpet
B210-B	R	245 SF	Carpet
B210-C	R	103 SF	Tile
B210-D	R	165 SF	Carpet
B210-E	R	220 SF	Carpet
B210-F	R	363 SF	Carpet
B210-G	CH	12 SF	Concrete
B210-H	CH	15 SF	Concrete



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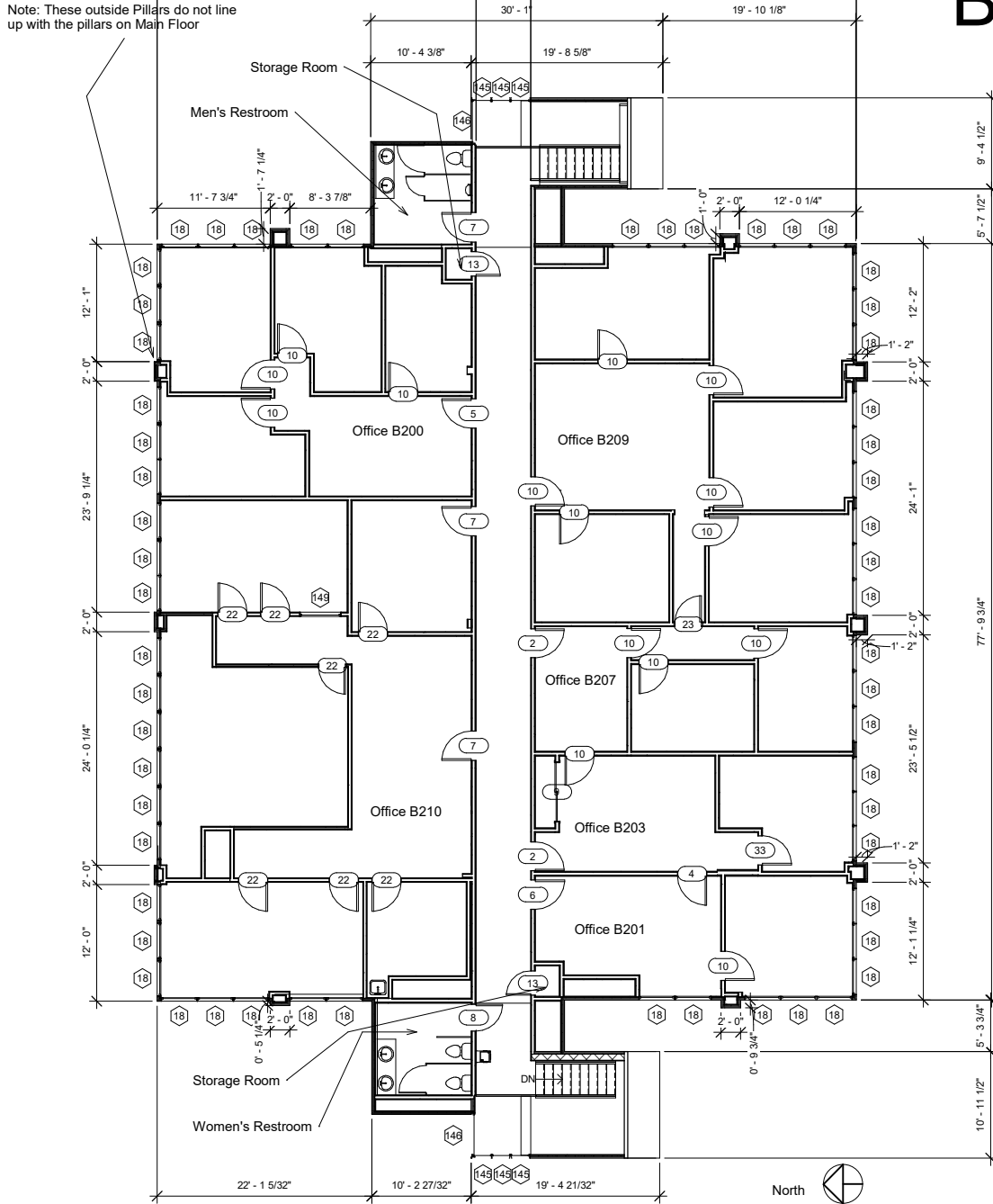
Senergy Builders
Building B
Building B 1st Floor
Plan

Project number	0001
Date	4/16/18
Drawn by	Author
Checked by	Checker

13

Scale	1/8" = 1'-0"
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Building B



① Second Floor - B2 Outside Dimensions
1/8" = 1'-0"

Door Schedule			
Mark	Head Height	Width	Thickness
1	8' - 0 1/2"	6' - 5 1/2"	0' - 1 3/4"
2	7' - 11"	2' - 11 3/4"	0' - 2"
3	7' - 11"	3' - 0"	0' - 2"
4	6' - 8"	3' - 0"	0' - 2"
5	7' - 11"	3' - 0 1/4"	0' - 2"
6	7' - 11"	3' - 0 1/4"	0' - 2"
7	7' - 11"		0' - 2"
8			0' - 2"
9	7' - 0"	6' - 0"	0' - 1 3/8"

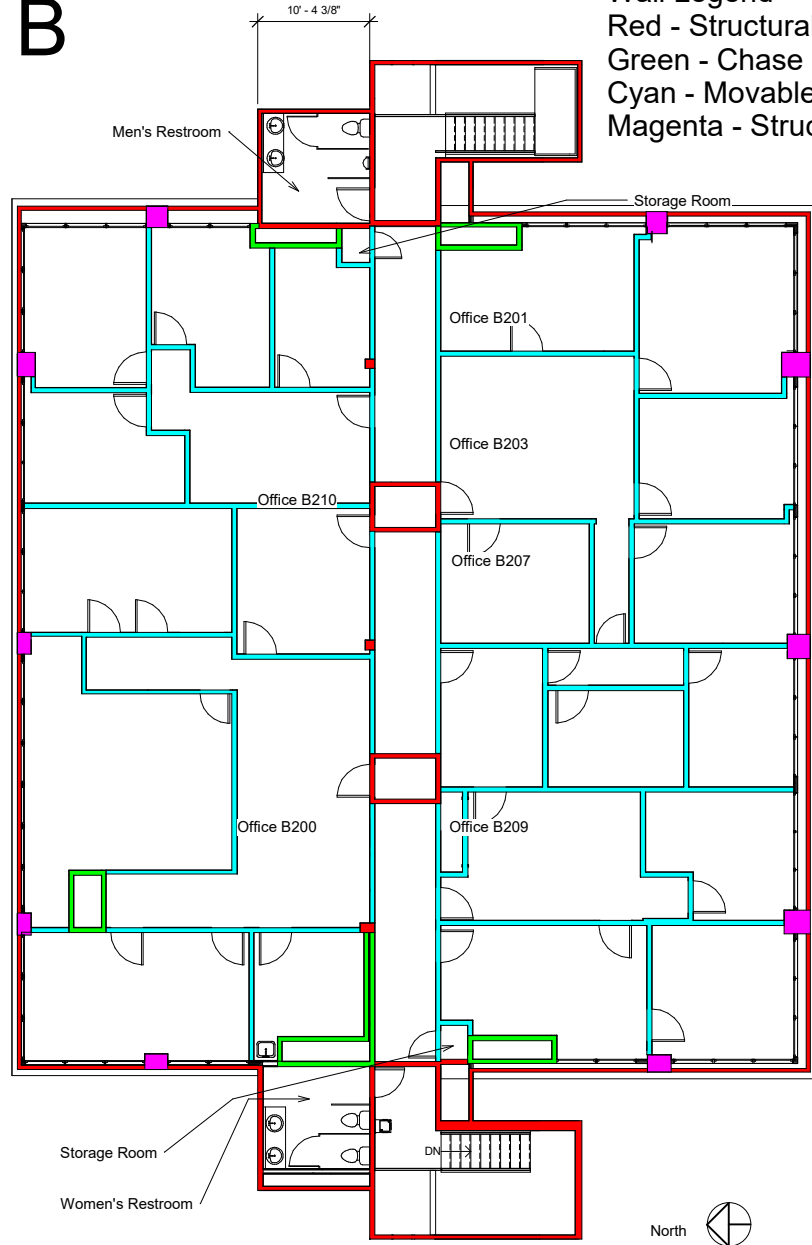
Door Schedule			
Mark	Head Height	Width	Thickness
10		3' - 0"	0' - 2"
11	7' - 0"	6' - 0"	0' - 1 3/8"
12	6' - 8"	3' - 0"	0' - 2"
13	7' - 11"	2' - 6"	0' - 2"
14	6' - 8"	3' - 0"	0' - 2"
15	6' - 8"	3' - 0"	0' - 2"
16	6' - 8"	3' - 0"	0' - 2"
17	7' - 0"	7' - 10 5/8"	0' - 1 3/8"
18	7' - 0"	6' - 0"	0' - 1 3/8"

Door Schedule			
Mark	Head Height	Width	Thickness
19	6' - 8"	3' - 0"	0' - 2"
20	7' - 11"	2' - 10"	0' - 2"
21	6' - 8"	2' - 9"	0' - 2"
22	6' - 8"		0' - 2"
23	6' - 8"	2' - 8 1/2"	0' - 2"
24	6' - 8"	3' - 0"	0' - 2"
25	0' - 0"	0' - 0"	
26	6' - 8"	3' - 0"	0' - 2"
27	6' - 8"	3' - 0"	0' - 2"

Door Schedule			
Mark	Head Height	Width	Thickness
28	6' - 8"	3' - 0"	0' - 2"
29	6' - 8"	3' - 0"	0' - 2"
30	6' - 8"	3' - 0"	0' - 2"
31	6' - 8"	3' - 0"	0' - 2"
32	0' - 0"	0' - 0"	
33	6' - 8"	3' - 0"	0' - 2"
34	6' - 8"	3' - 0"	0' - 2"

Grand total: 74

Window Schedule			
Type Mark	Width	Height	Head Height
18	3' - 8 1/4"	5' - 1 1/2"	
142	6' - 11"	8' 0 1/2"	8' - 0 1/2"
145	2' - 2"	5' - 5"	5' - 5"
146	4' - 7"	5' - 5"	
147	1' - 2 1/2"	5' - 3 1/2"	
149	4' - 3"	4' - 3"	7' - 6"
Grand total: 132			



② Second Floor - B2 Structural Walls
1/8" = 1'-0"

Wall Legend

- Red - Structural Walls
- Green - Chase Walls
- Cyan - Movable Walls
- Magenta - Structural Beam



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Office:
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(970) 248-8500

[illegible]

Senergy Builders
Building B
Building B 2nd Floor
Plan

Project number	0001
Date	4/16/18
Drawn by	Author
Checked by	Checker

16

Scale	1/8" = 1'-0"
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Building A – Rent Roll

FOR SALE

Count	Unit#	Beds	Baths	SF	Unit Type	Monthly Asking Rent	Monthly Rent	Potential Annual Rent	Lease Start	Lease End
1	101	1	1	668	Stnd	\$1,025	\$1,025	\$12,300	7/27/24	7/26/25
2	102	1	1	764	ADA	\$1,200	\$1,091	\$14,400	8/9/24	8/8/25
3	103	2	1	1000	Stnd	\$1,350	\$1,350	\$16,200	8/1/24	1/31/25
4	104	2	1	984	Stnd	\$1,350	\$1,350	\$16,200	8/1/24	7/30/25
5	105	1	1	764	ADA	\$1,200	\$1,200	\$14,400	8/9/24	7/31/25
6	106	1	1	653	Stnd	\$1,150	\$1,150	\$13,800	8/1/24	7/31/25
7	201	1	1	680	Stnd	\$1,150	\$1,150	\$13,800	8/7/24	8/6/25
8	202	1	1	679	Stnd	\$1,150	\$1,150	\$13,800	8/1/24	7/31/25
9	203	0	1	456	Studio	\$950	\$950	\$11,400	8/9/24	8/8/25
10	204	0	1	464	Studio	\$950	\$950	\$11,400	8/9/24	5/31/09
11	205	1	1	476	Small	\$1,000	\$1,000	\$12,000	8/30/24	8/29/25
12	206	1	1	680	Stnd	\$1,150	\$1,150	\$13,800	8/9/24	8/9/25
13	207	1	1	678	Stnd	\$1,150	\$1,150	\$13,800	12/1/08	5/31/09
14	208	0	1	514	Studio	\$950	\$950	\$11,400	1/1/25	6/30/25
15	209	0	1	455	Studio	\$950	\$950	\$11,400	1/1/25	6/30/25
16	210	1	1	484	Small	\$1,000	\$1,000	\$12,000	12/23/24	12/23/25
Total				10,399		\$17,675	\$17,566	\$212,100		

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Building A - NOI

FOR SALE

REVENUE	2025 Proj	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
Gross Potential Rents	\$212,100	\$17,675	\$17,675	\$17,675	\$17,675	\$17,675
Other Income	\$3,900	\$731	\$5	\$240	\$229	\$224
Gross Potential Income	\$216,000	\$18,406	\$17,680	\$17,915	\$17,904	\$17,899
Vacancy Loss 2%	(\$4,242)	(\$5,074)	(\$1,174)	(\$1,403)	\$1,857	(\$2,158)
EFFECTIVE GROSS INCOME	\$211,758	\$13,331	\$16,506	\$16,512	\$19,760	\$15,741
OPERATING EXPENSES						
Carpet Cleaning	\$500	\$0	\$0	\$0	\$0	\$125
Landscaping	\$1,010	\$0	\$0	\$0	\$505	\$0
Cleaning/Maintenance-Other	\$3,000	\$90	\$603	\$600	\$1,046	\$874
Legal/Accounting	\$1,534	\$0	\$0	\$0	\$268	\$0
AppFolio Reimbursement	\$1,980	\$830	\$110	\$0	\$0	\$0
Management Fees	\$15,120	\$823	\$1,313	\$1,395	\$1,413	\$1,384
Key/Lock Replacement	\$480	\$44	\$92	\$0	\$1,142	\$117
Other Repairs	\$6,000	\$0	\$0	\$2,962	\$0	\$0
Snow removal	\$2,000	\$0	\$0	\$0	\$0	\$0
Electric	\$5,016	\$0	\$342	\$636	\$176	\$440
Water	\$4,200	\$306	\$352	\$438	\$325	\$306
Sewer	\$3,822	\$318	\$318	\$318	\$318	\$1,702
Trash	\$1,758	\$0	\$0	\$39	\$147	\$147
Internet/Wifi	\$660	\$0	\$55	\$55	\$55	\$55
Appliance Replacement	\$1,200	\$0	\$0	\$0	\$0	\$0
Security Service	\$1,860	\$0	\$0	\$0	\$155	\$155
Equipment Rental	\$693	\$0	\$231	\$0	\$0	\$0
TOTAL OPERATING EXPENSE	\$50,833	\$2,411	\$3,415	\$6,443	\$5,550	\$5,179
Property Taxes	\$3,060	\$255	\$255	\$255	\$255	\$255
Building/Liability Insurance	\$4,731	\$394	\$394	\$394	\$394	\$394
TOTAL EXPENSES	\$58,624	\$3,060	\$4,065	\$7,093	\$6,199	\$5,828
NET OPERATING INCOME	\$153,134	\$10,271	\$12,442	\$9,419	\$13,561	\$9,913

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Grand Junction, CO 81501



Building B – Rent Roll

FOR SALE

Count	Unit#	Tenant	Unit SF	Asking Rent	Monthly Rent	Potential Annual Rent	Lease Start	Lease End
1	101-02	Air Quality	810	\$810	\$725	\$9,720	9/29/23	11/30/25
2	103	Air Quality	420	\$420	\$420	\$5,040	9/28/23	11/30/25
3	104	Jobs for Progress	424	\$424	\$296	\$5,088	8/1/23	7/31/24
4	104A	Christoper Luby	361	\$470	\$470	\$5,640	9/1/24	8/31/25
5	105	UFCW Union	645	\$645	\$543	\$7,740	6/1/23	4/30/25
6	106	Jeff Kochevar	360	\$425	\$425	\$5,100	8/8/22	8/7/23
7	107-08	Shannon Kinslow	580	\$425	\$425	\$5,100	10/1/24	4/30/25
8	108B	Autumn Lane Insurance	157	\$525	\$525	\$6,300	5/1/24	4/30/25
9	200	Air Quality	767	\$725	\$455	\$8,700	9/12/16	11/30/25
10	201	Dawn Rosier	382	\$390	\$316	\$4,680	9/1/24	8/31/25
11	203	Bethany Kiser	382	\$390	\$390	\$4,680	5/1/24	4/30/25
10	201	Vacant	401	\$425	\$425	\$5,100		
13	208-09	Endeavor Counseling	1194	\$950	\$950	\$11,400	1/1/18	12/31/20
14	518 28	Melanie Taylor	1555	\$1,200	\$1,200	\$14,400	1/1/25	12/31/25
Total			8438	\$8,224	\$7,565	\$98,688		

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Building B - NOI

FOR SALE

REVENUE	2025
Gross Potential Rents	\$98,688
Other Income	\$0
Gross Potential Income	\$98,688
Contract/Vacancy Loss	(\$13,008)
EFFECTIVE GROSS INCOME	\$85,680
OPERATING EXPENSES	
Carpet Cleaning	\$0
Landscaping	\$1,605
Cleaning/Maintenance-Other	\$3,000
Legal/Accounting	\$1,000
Management Fees	\$5,566
Key/Lock Replacement	\$275
Other Repairs	\$3,678
Snow removal	\$500
Electric	\$9,978
Gas	\$4,338
Water	\$469
Sewer	\$729
Trash	\$1,804
Security Service	\$3,335
TOTAL OPERATING EXPENSE	\$36,277
Property Taxes	\$14,751
Building/Liability Insurance	\$4,731
TOTAL EXPENSES	\$55,759
NET OPERATING INCOME	\$29,921

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