

FOR SALE - \$795,000

2901 Teller Avenue, Grand Junction, CO



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES



29 ROAD CORRIDOR FRONTAGE



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COMMERCIAL**
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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
Mike Foster, CCIM
131 N. 6th Street, Suit 200
Grand Junction, CO 81501
970-244-6602