



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES**
CBCWEST.COM

2658, 2662, 2666, 2670 Tracy Ann Road, Grand Junction, CO



MU-2 Zoning
Utilities & Access Available
Hwy 50 Traffic – 21,000 ATD

- **2658 Tracy Ann - Lot 1**
1.14 AC - \$950,000
- **2662 Tracy Ann – Lot 2**
1.23 AC - \$900,000
- **2666 Tracy Ann – Lot 3**
1.05 AC - \$870,000
- **2670 Tracy Ann – Lot 4**
1.03 AC - \$830,000

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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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FOR SALE



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