

# FOR SALE

**TBD 6300 Road, Montrose, CO**



**COLDWELL BANKER  
COMMERCIAL**  
PRIME  
PROPERTIES



- 4.135 AC
- Zoned B-3
- High Traffic Location
- Shovel Ready
- \$685,000

**CBCWEST.COM**  
**CBCWORLDWIDE.COM**

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.

Coldwell Banker Commercial Prime Properties  
Mike Foster, CCIM  
131 N. 6<sup>th</sup> Street, Suite 200  
Grand Junction, CO 81501  
970-244-6602



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**City of Montrose**  
**COLORADO** 2.3 Miles SE



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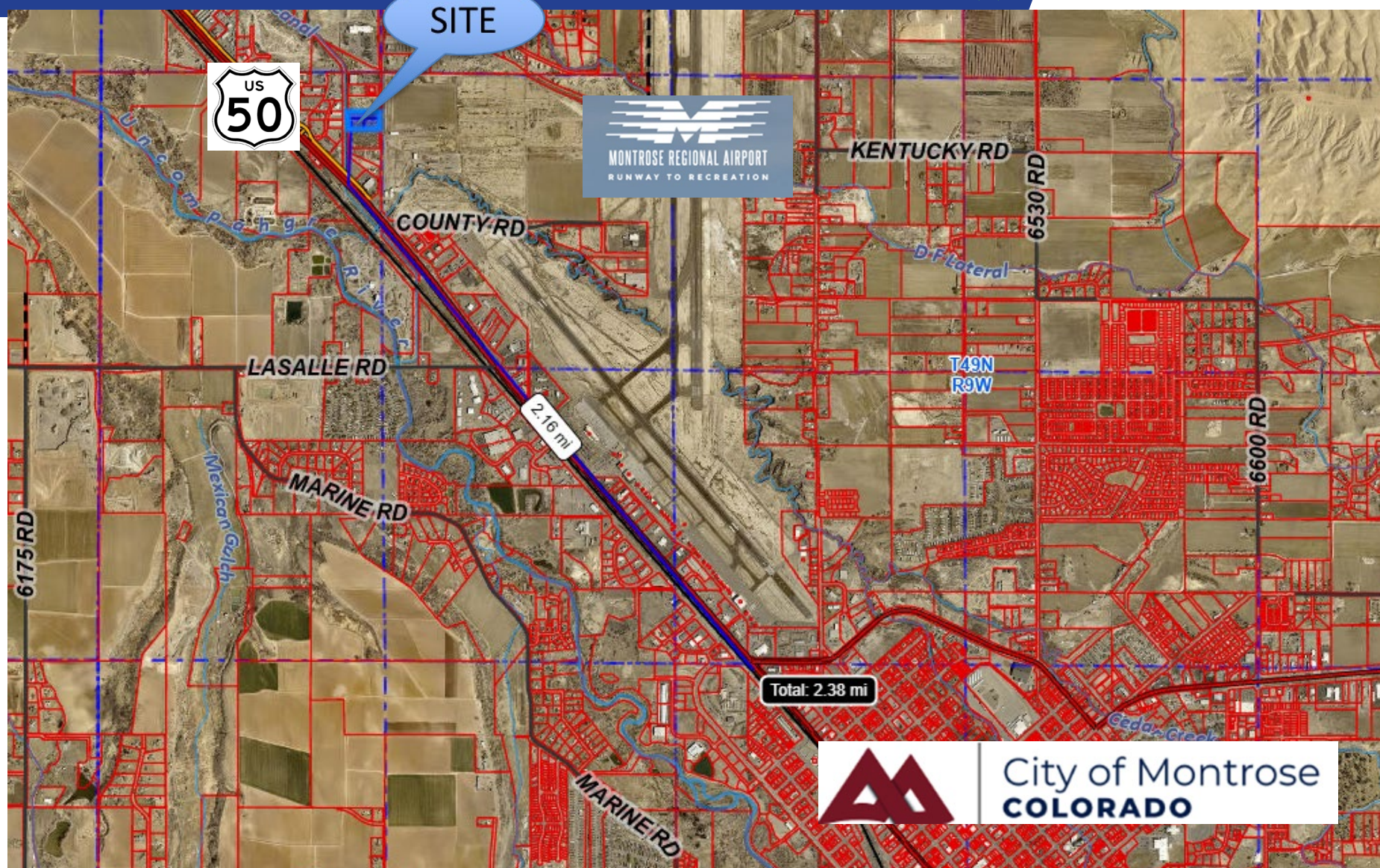


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