



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES
CBCW EST.COM

INVESTMENT OPPORTUNITY **FOR SALE - \$1,650,000**



2999 North Avenue, Grand Junction, CO

- ***Stand-alone Retail Building***
- ***10,224 SF with Doc-Hi & Storage***
- ***.64 AC – Zoned C2***
- ***Plentiful Off-street Paved Parking Area***
- ***North Avenue Business Corridor Location***
- ***Lease Term Expires 12/31/2030***
- ***2026 Net Rent: \$126,000 – 7.6% Cap Rate***

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

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.



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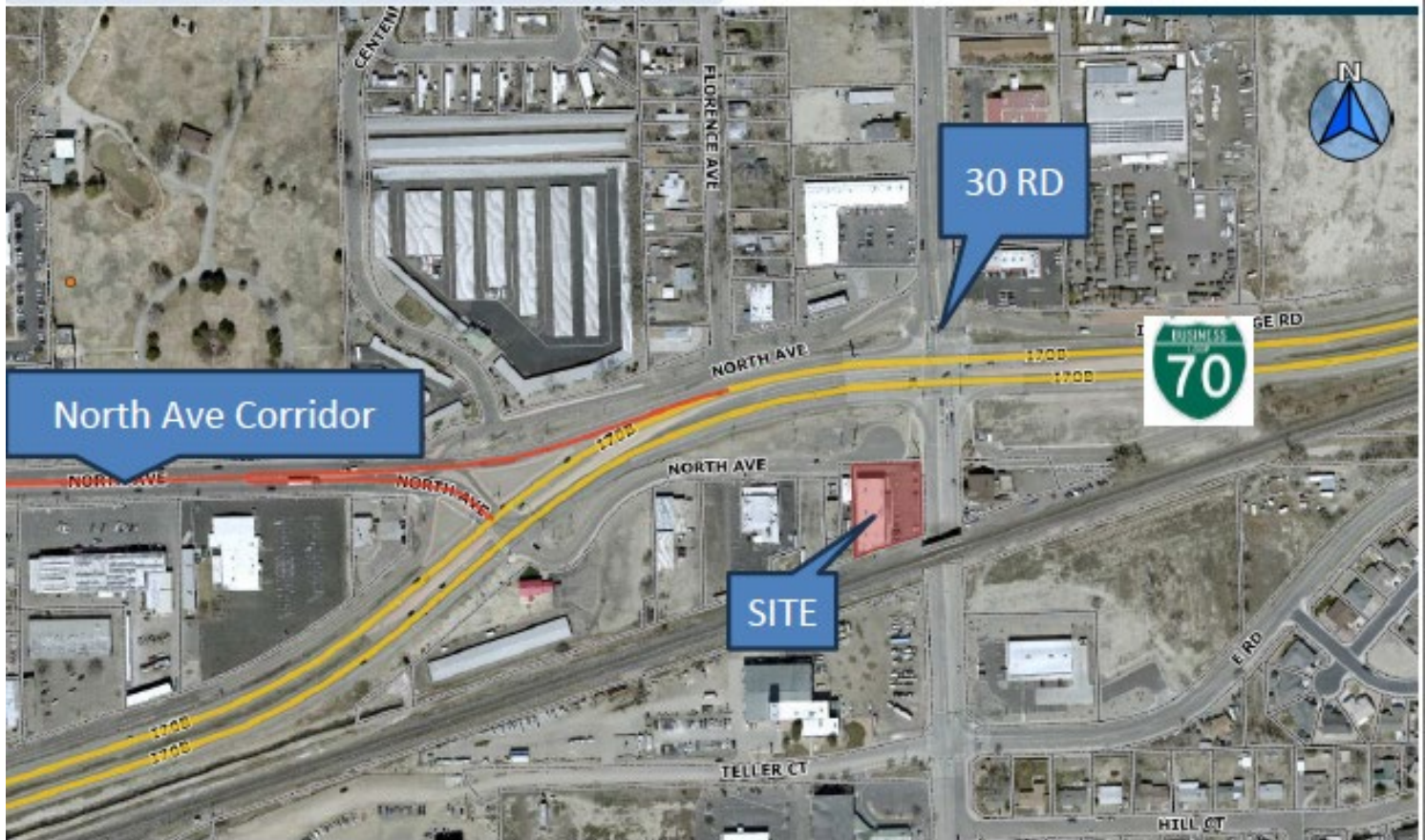
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131 N 6th Street #200 Grand Junction CO 81501



MAPS & AERIALS



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True Value



**DAYLIGHT
DONUTS**



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