

DEVELOPMENT PARCEL FOR SALE



**COLDWELL BANKER
COMMERCIAL**

PRIME
PROPERTIES
CBCWEST.COM

2910 D Road, Grand Junction, CO 81504

FOR SALE



ACRES

3.18 AC

1 AC

ZONING

Comp Plan allows C-1, R-24 & Mixed Use

PRICE

\$1,200,000

\$ 495,000

- ✓ Rapidly Developing Commercial Corner
- ✓ High Volume Daily Vehicle Traffic
- ✓ Major Arterial Intersection on the Riverside Parkway & 29 Road
- ✓ A Primary Thoroughfare between City, Residential Areas and Orchard Mesa

- ✓ Fastest Growing Residential Area in the Grand Valley
- ✓ Centrally located in Light Industrial Services area
- ✓ Easy access to Hwy 6&50 and I-70 Interstate

All information herein is from sources deemed reliable. However, broker makes no warranties, express or implied, as to the accuracy of the information or the suitability of the property for the investor.

Mike Foster, CCIM | mfoster@cbcwest.com
Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602
Mobile: 970-433-8374

131 N. 6th, St., Suite 300
Grand Junction, CO 81501

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