

CORY CARLSON | VENTURE GROUP

# FOR SALE OR LEASE



## 344 Main Street

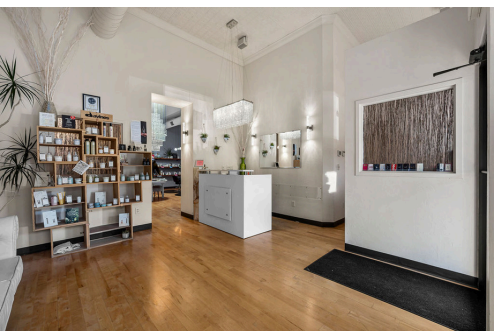
RETAIL SPACE | DOWNTOWN GRAND JUNCTION



**STAND ALONE BUILDING ON  
MAIN STREET!**

**OFFERED AT \$1,089,000**

- Building was completely reconstructed from the ground up within last 20 years.
- New HVAC system installed in the fall of 2023.
- Standalone retail, professional, or service space.
- Located in desirable downtown area on Main Street.
- Building features 3,113 sf, with high visibility and traffic counts
- **Also available for lease \$5,000/month + NNN**



**CORY CARLSON**

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