

# FOR SALE



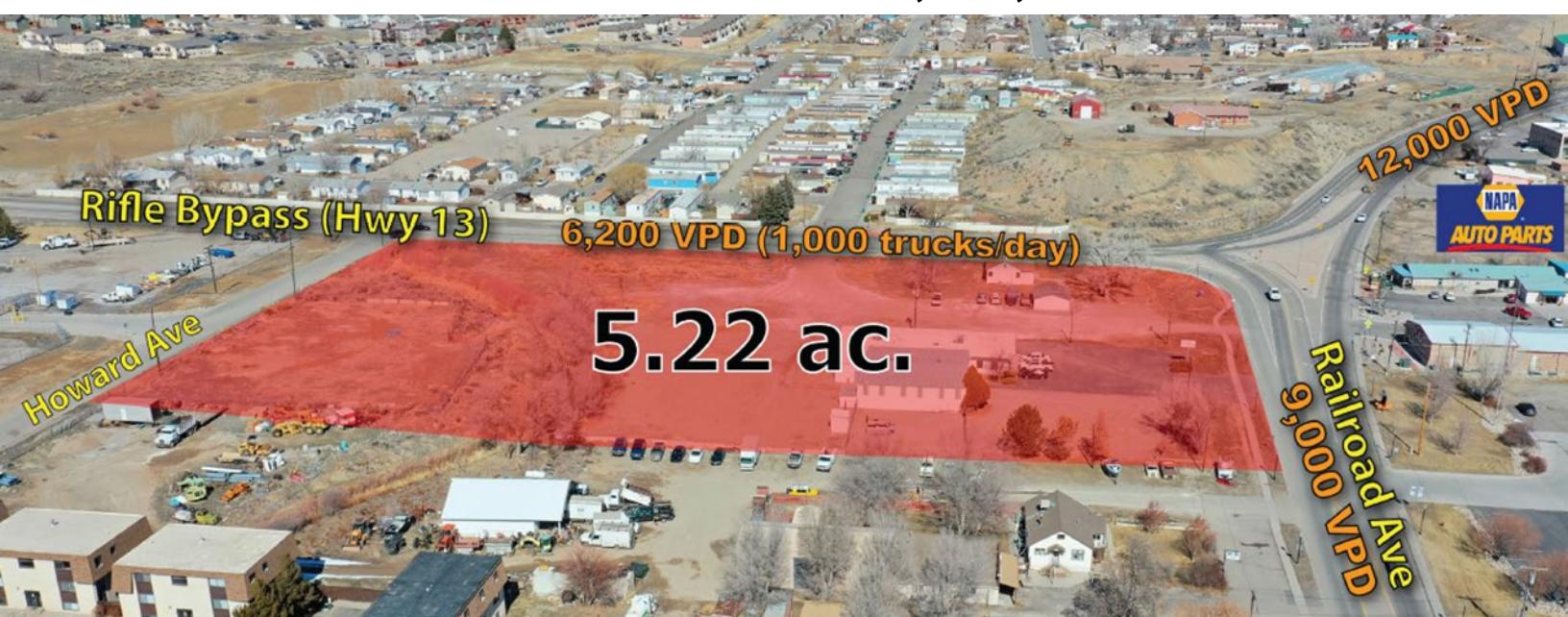
COLDWELL BANKER  
**COMMERCIAL**  
PRIME  
PROPERTIES

TOUR  
HERE



## 1901 Railroad Avenue, Rifle, CO

- 4,160 SF Office Space & 4,260 SF Shop/Warehouse
- Potential 3 - Parcel Subdivision for Commercial Development
  - 5.2 Acres – **\$2,200,000**



Mike Foster, CCIM | [mfoster@cbcwest.com](mailto: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

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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Existing office/Warehouse



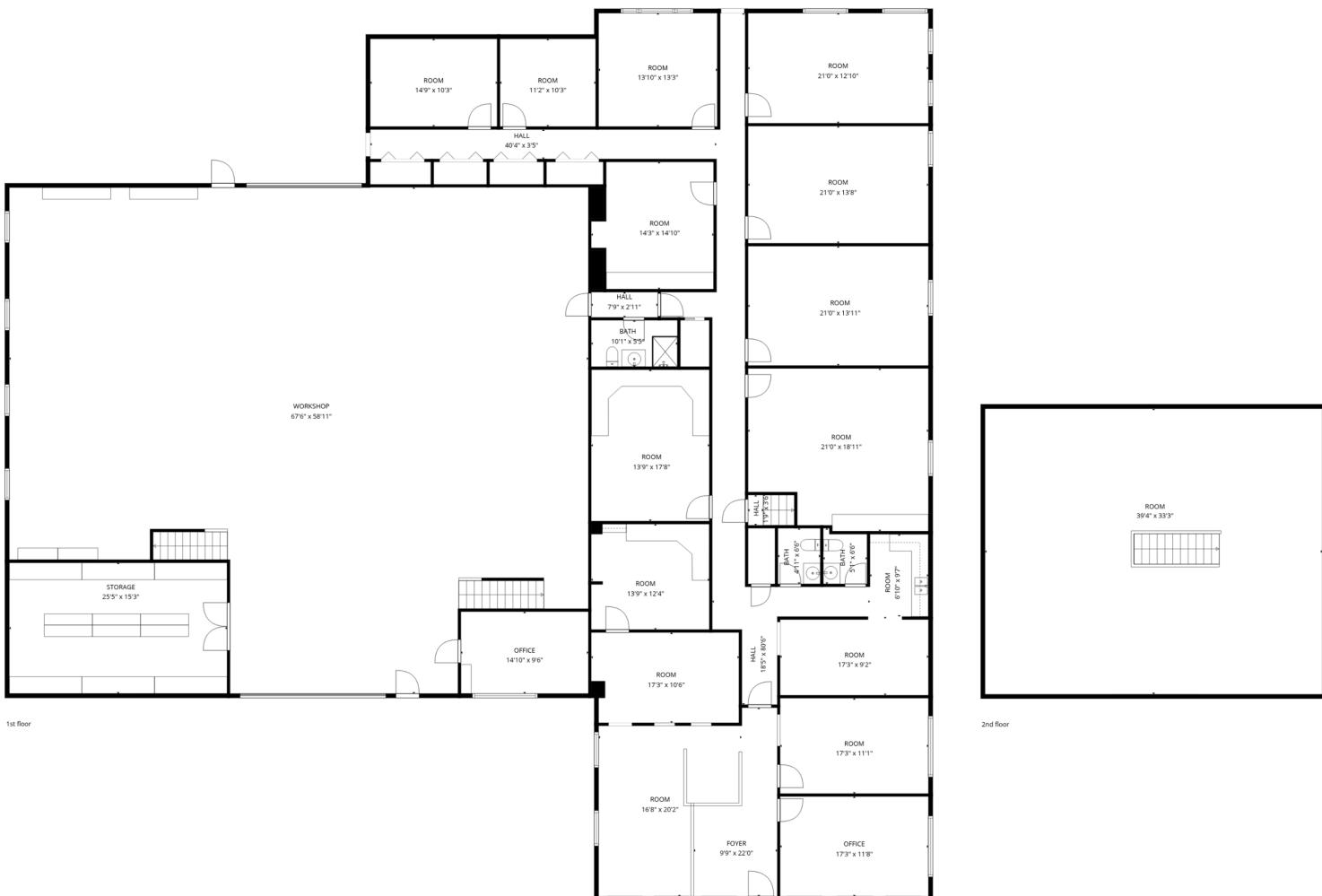
- Two OH Doors
- Mezzanine Storage
- Office Access

- Reception
- Twelve Offices
- Two Restrooms
- Inside Storage



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## 1901 Railroad Avenue – Floor Plan



**TOTAL: 5926 sq. ft**

1st floor: 4619 sq. ft, 2nd floor: 1307 sq. ft

EXCLUDED AREAS: STORAGE: 401 sq. ft, WORKSHOP: 3438 sq. ft, WALLS: 284 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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