



COLDWELL BANKER  
COMMERCIAL

PRIME  
PROPERTIES

173 Oil Court & 184 Gas Court

Rifle, Colorado

# INVESTMENT OPPORTUNITY

\$2,900,000



- 41,566 SF Industrial Building
- 5,000 SF Office Space
- Adjacent 9,762 SF Storage Facility
- 4.05 Acres Total

Mike Foster, CCIM | [mfoster@cbwest.com](mailto:mfoster@cbwest.com)  
Coldwell Banker Commercial Prime Properties

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

131 N. 6th, St., Suite 200  
Grand Junction, CO 81501

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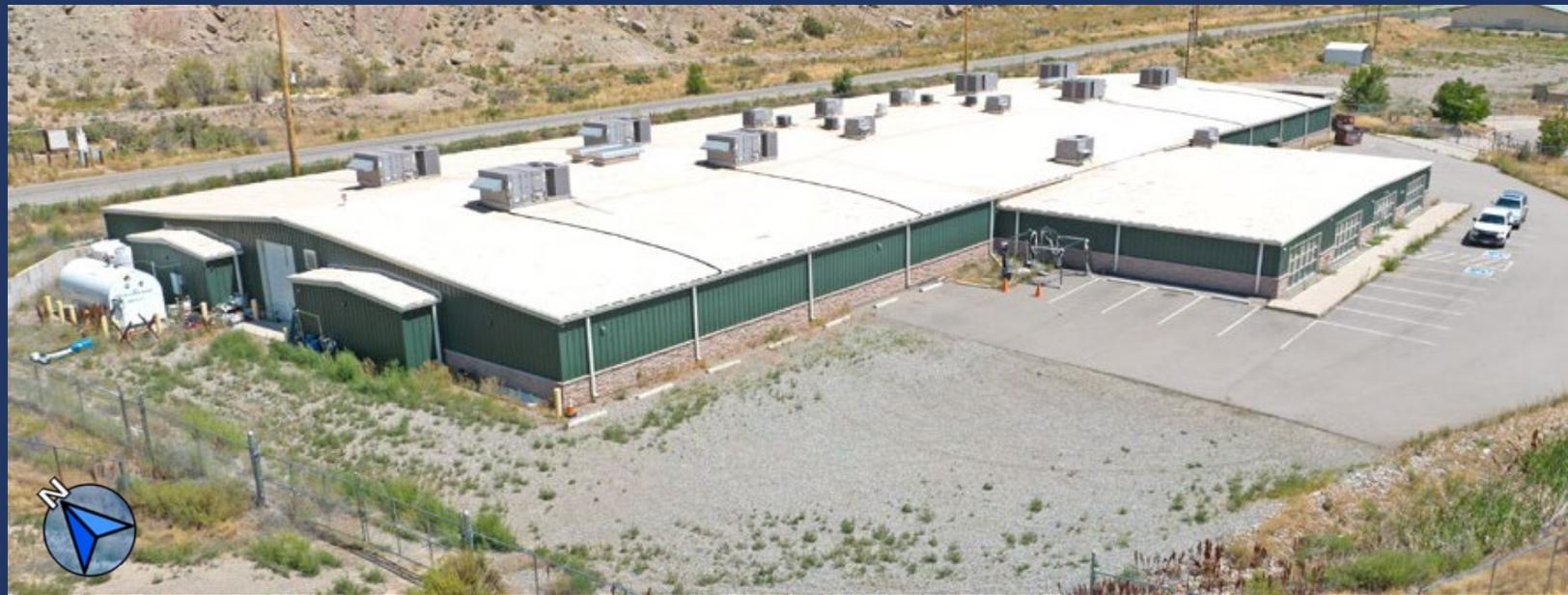
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- 16' Warehouse Ceiling Height
- Cul-de-sac Location
- Four Grade Level Doors



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- US Hwy 6 & Interstate 70 Proximity
- 5 Minutes to Downtown Rifle Neighborhood

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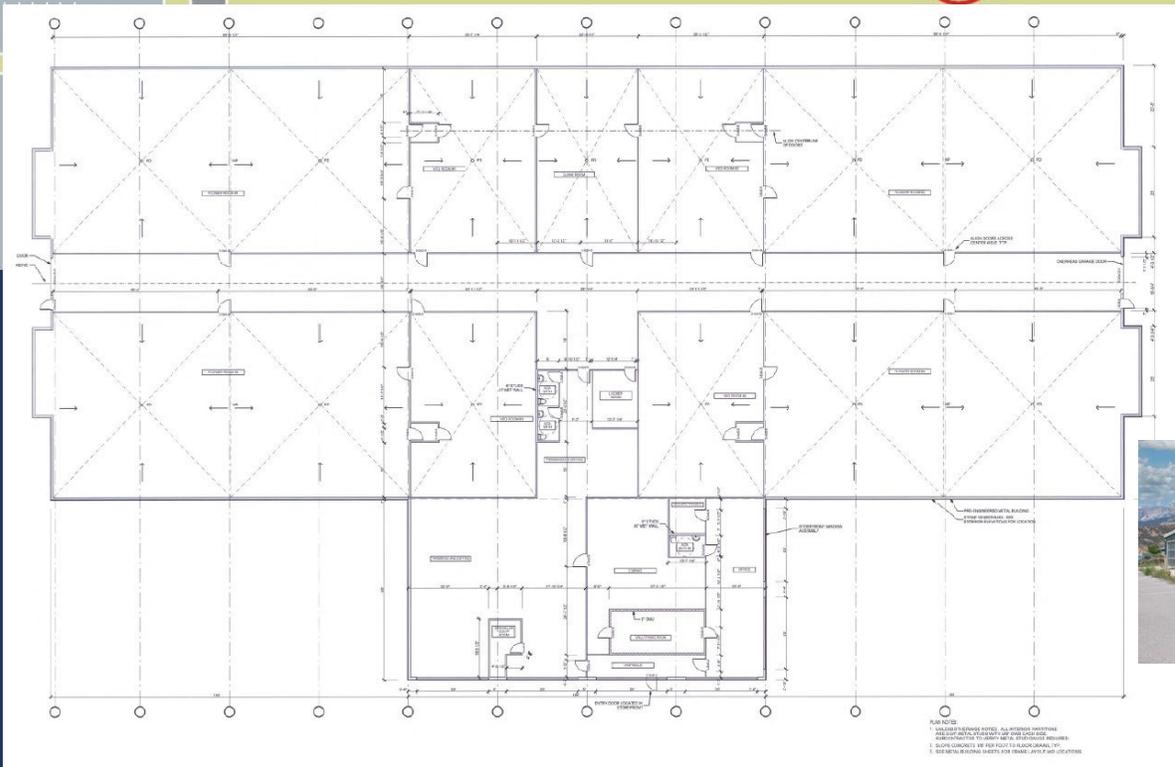
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