



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES**

173 Oil Court & 184 Gas Court

Rifle, Colorado

INVESTMENT OPPORTUNITY

\$2,900,000



TOUR

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

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

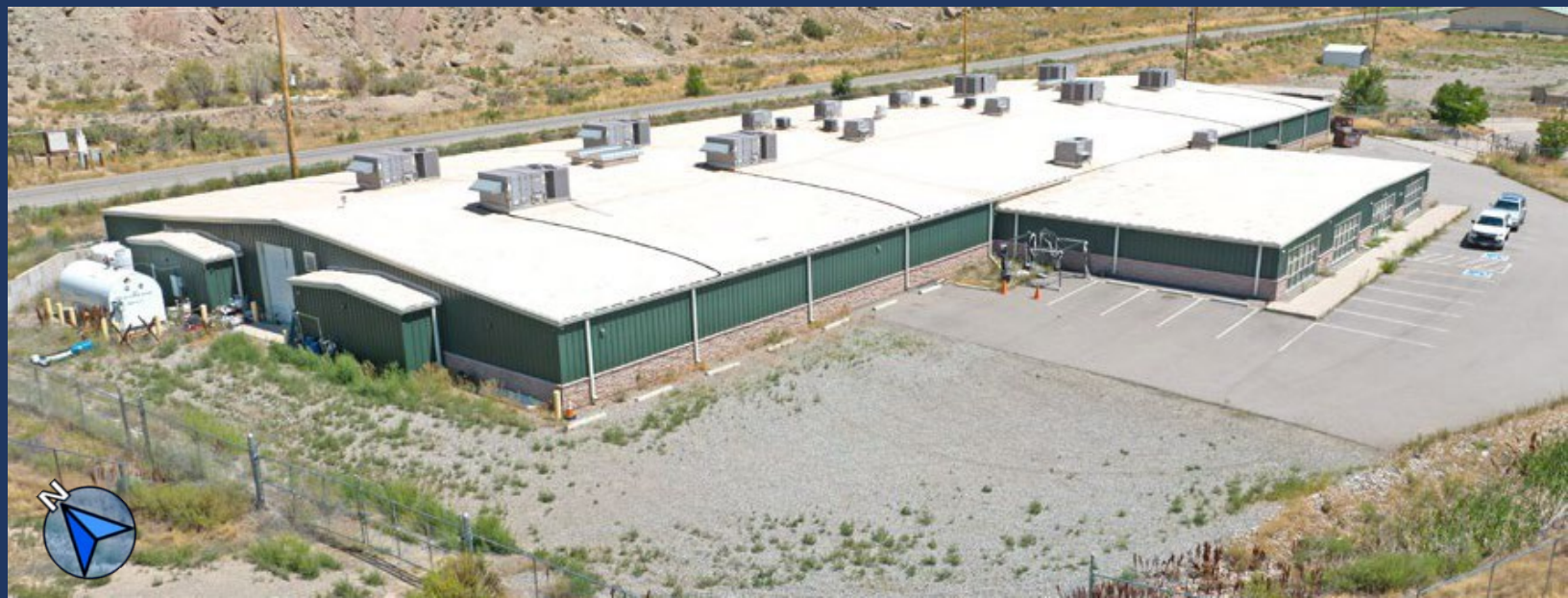
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



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- 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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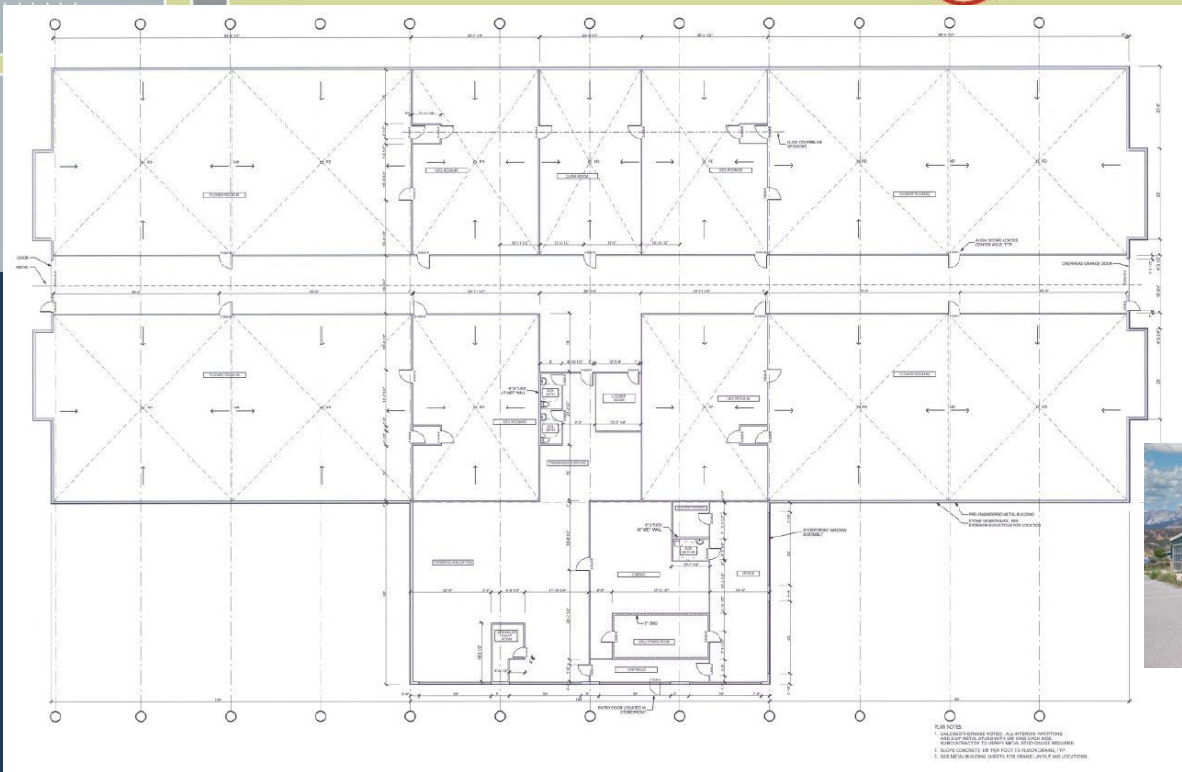
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