

FOR SALE



COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES

TOUR
HERE

1901 Railroad Avenue, Rifle, CO

- 4,160 SF Office Space & 4,260 SF Shop/Warehouse
- 4 - Parcel Subdivision for Commercial Development
 - 1.6 AC Zoned CS
 - **\$1,600,000**



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Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602
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131 N. 6th, St., Suite 2 00
Grand Junction, CO 81501

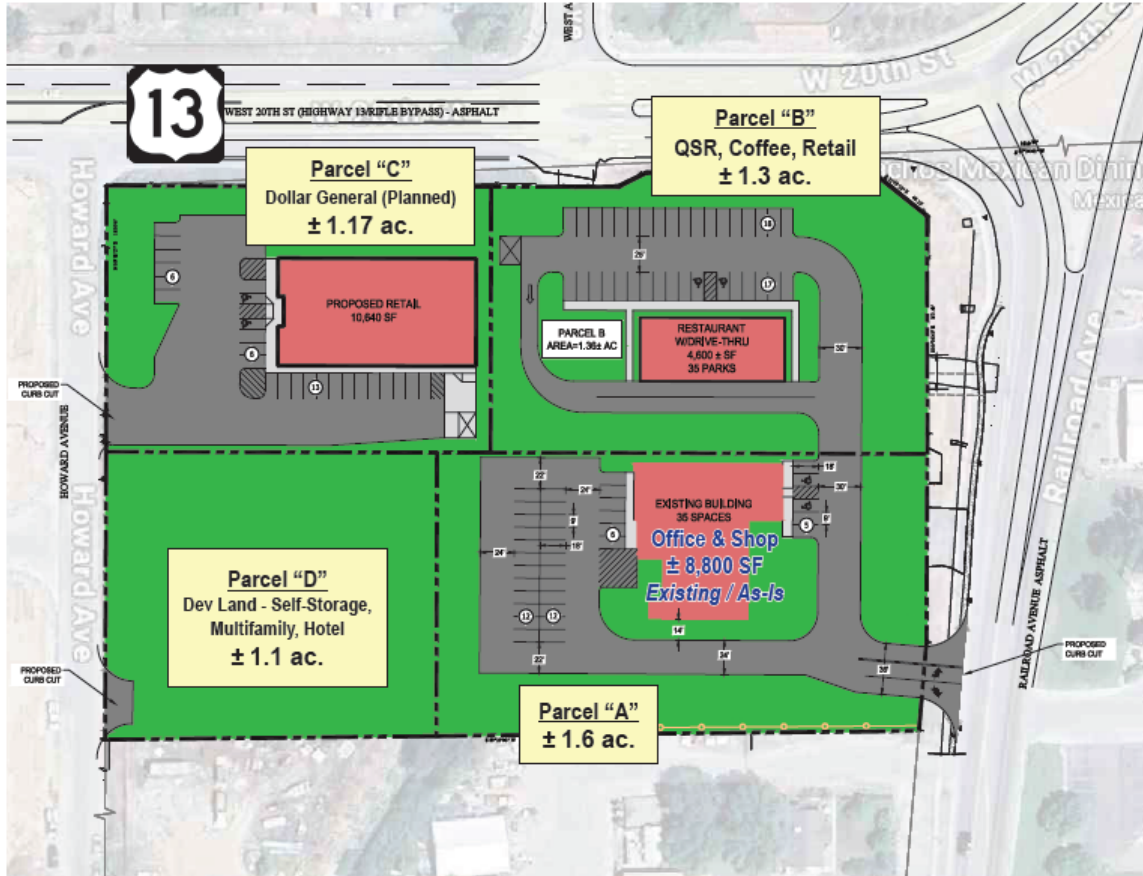
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SALES PRICING

Parcel A - \$1.60 million

- 1.6 acres
- 4,800 SF office; 4,000 SF warehouse/shop space

Parcel B - \$550k

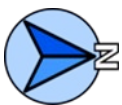
- 1.3 acres
- Development (QSR, Coffee)

Parcel C - UNDER CONTRACT

- 1.17 acres
- Dollar General (Planned)

Parcel D - \$250k

- 1.1 acres
- Commercial Development (Office, Hotel, Self-storage, many uses allowed)



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Existing office/Warehouse



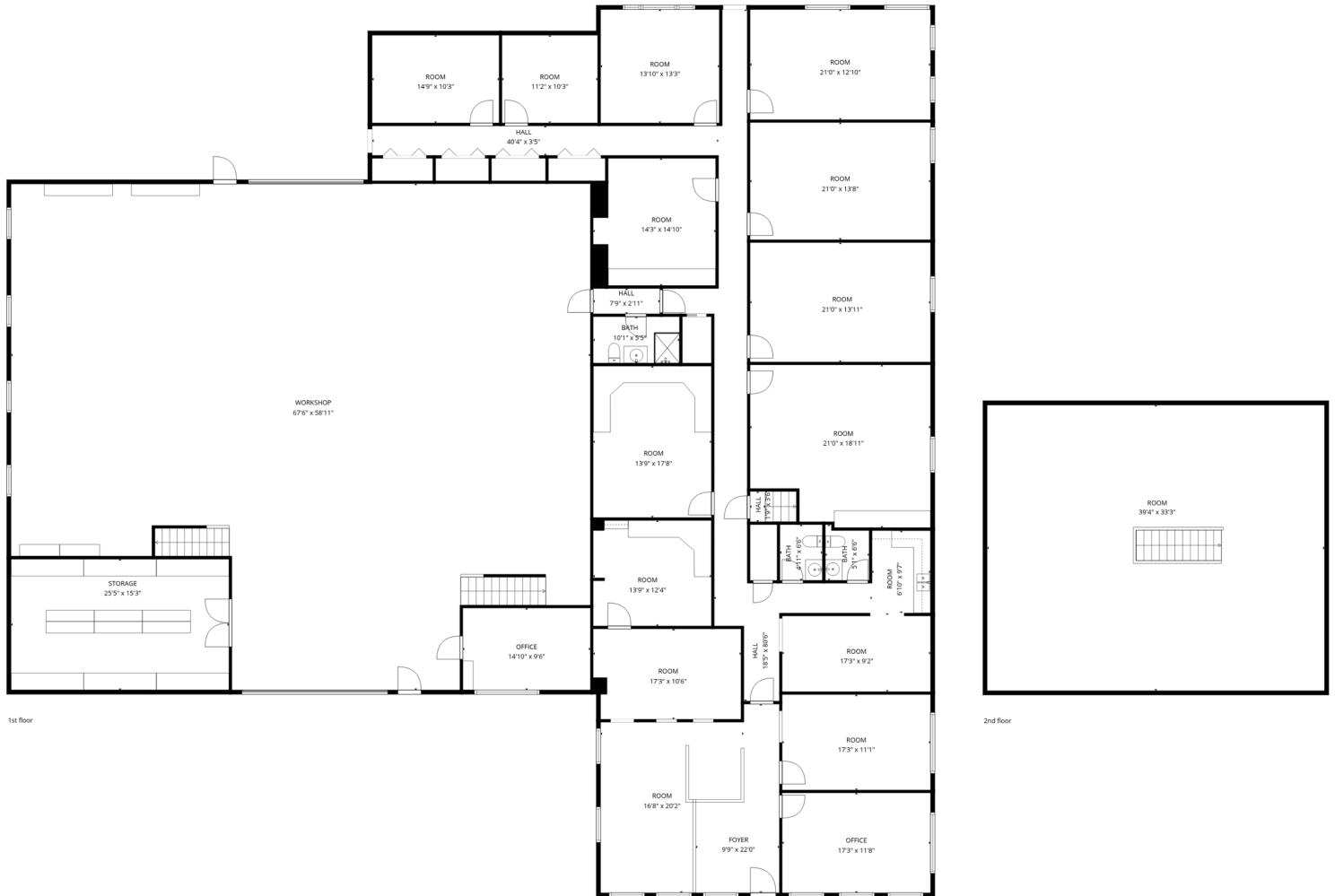
- Reception
- Twelve Offices
- Two Restrooms
- Inside Storage

- Two OH Doors
- Mezzanine Storage
- Office Access





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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