

FOR SALE



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

1901 Railroad Avenue, Rifle Colorado Development Investment Opportunity



Rifle Bypass (Hwy 13)

6,200 VPD (1,000 trucks/day)

12,000 VPD

Railroad Ave
9,000 VPD

Howard Ave

1.17 AC - Sale Pending

1.3 AC - \$550,000

1.1 AC - \$250,000

8,800 SF +/- 1.6 AC - \$1,600,000



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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2001 Railroad Avenue, Rifle Colorado – Development Investment Opportunity



COMMERCIAL ZONING - The Property is zoned C-S (Commercial), which allows for a wide variety of commercial uses, including fueling station, QSR, car wash, hotel, and manufactured housing. There is a significant shortage of restaurants, coffee shops, and car washes in Rifle (only tunnel car wash is south side of Exit 90).

All approvals are administrative.

• DUE DILIGENCE COMPLETED

- ✓ ALTA Survey and Lot Combination Plat
- ✓ CDOT Access Permit Obtained
- ✓ ESA Phase I & II; Geotech soils study
- ✓ Support from City staff for commercial development



OUTSTANDING COMMERCIAL TRACT - Located at the intersection of the two busiest roads in Rifle and offering multiple access points, the Property is well-positioned to be the premier c-store and diesel fueling option in Rifle.

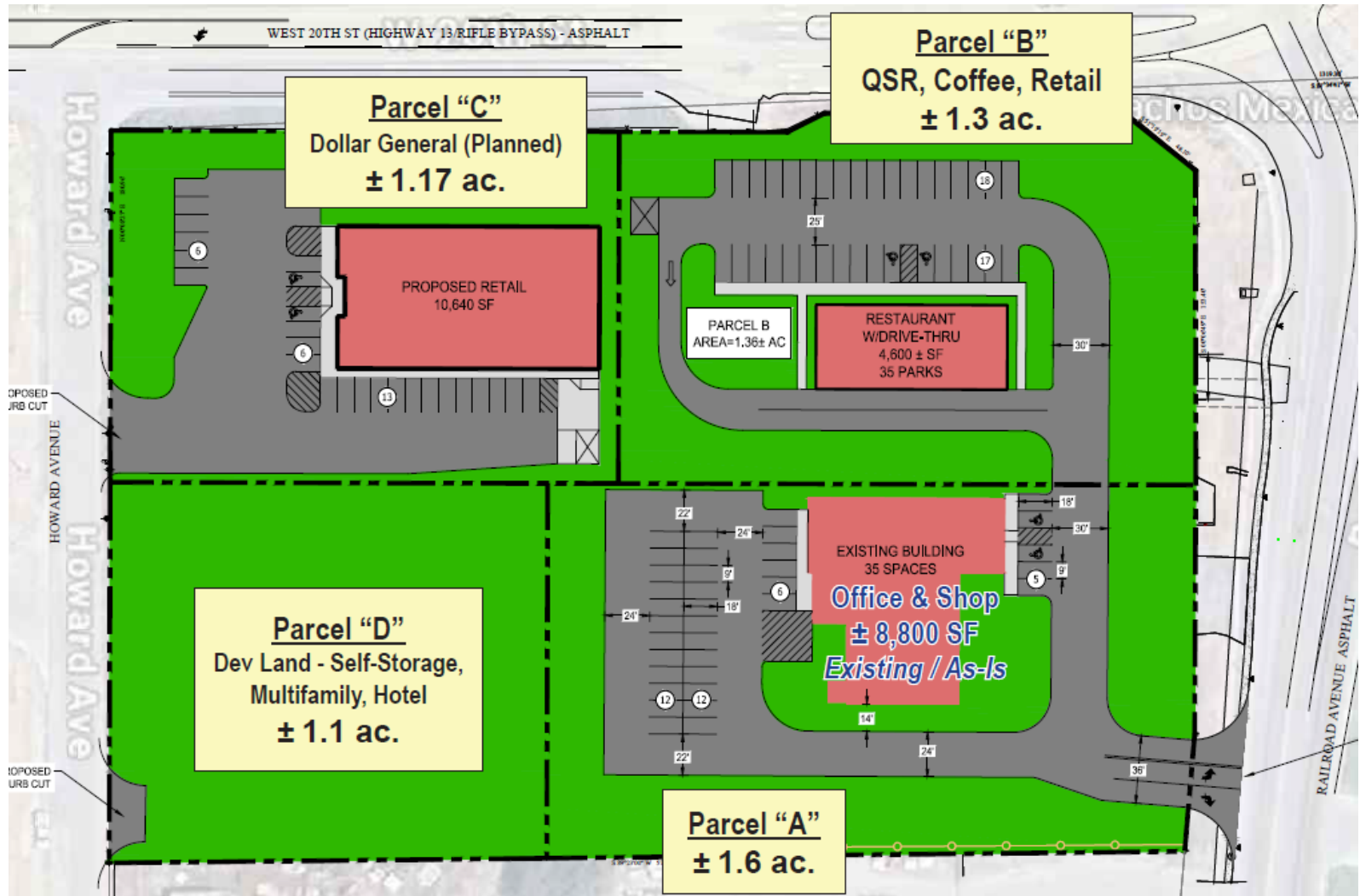
- **SIZE** - At 5+ acres and featuring over 330' of frontage along the Rifle Bypass, the Property is well-positioned to offer high flow diesel ("HFD") and capture an outsized share of the 1,000+ daily trucks traveling on the Rifle Bypass (trucks are not allowed on Railroad Ave). Furthermore, whenever I-70 closes through Glenwood Canyon (30+ days/year due to fires, mudslides, construction), vehicles are rerouted on the Rifle Bypass and must travel north through Craig.
- **INSIDE SALES** - An experienced operator should achieve above average food service & coffee sales due to the limited number of QSR and coffee options in Rifle.



CONCEPTUAL MULTI-TENANT COMMERCIAL SITE PLAN

SITE PLAN

- **Parcel A**
1.5 AC
\$1,600,000
- **Parcel B**
1.3 AC
\$550,000
- **Parcel D**
1.1 AC
\$250,000



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