



**COLDWELL BANKER
COMMERCIAL**

PRIME
PROPERTIES
CBCWEST.COM

1675 Las Colonias Drive

Grand Junction, CO 81501

For Sale \$3,400,000
FOR LEASE \$20,000/MO + NNN



- Riverside Parkway Access
- 1.75 AC – Zoned PD
- Total Upper SF: 2,915
- Total Main SF: 16,600
- Total 19,515 SF



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

CBCWEST.COM

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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FOR SALE



- YOC: 2020
- Central Air – Forced Air Gas
- Steel Frame – Metal Walls & Roof
- Loading Platform

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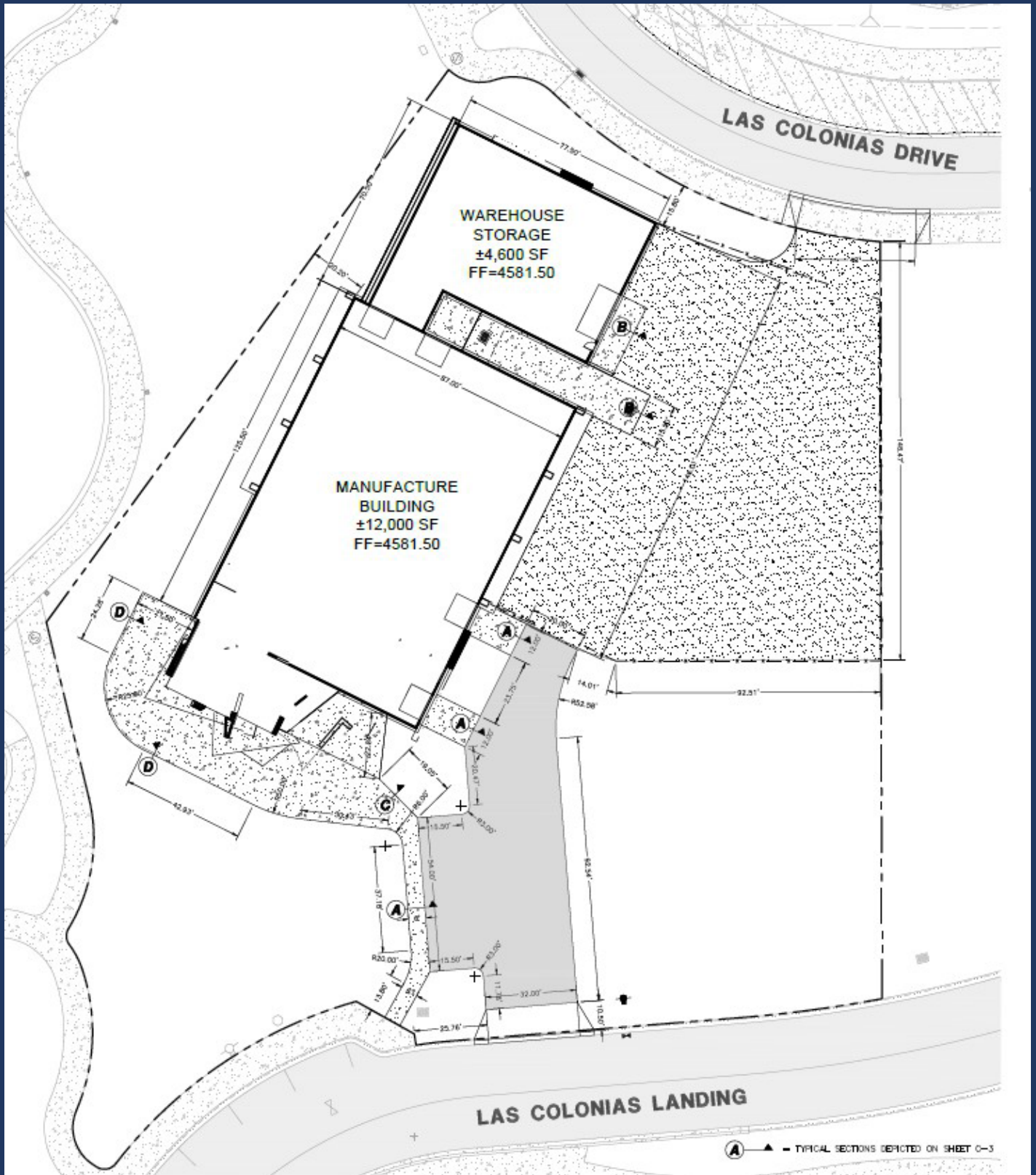
131 N. 6th, St., Suite 2 00
Grand Junction, CO 81501

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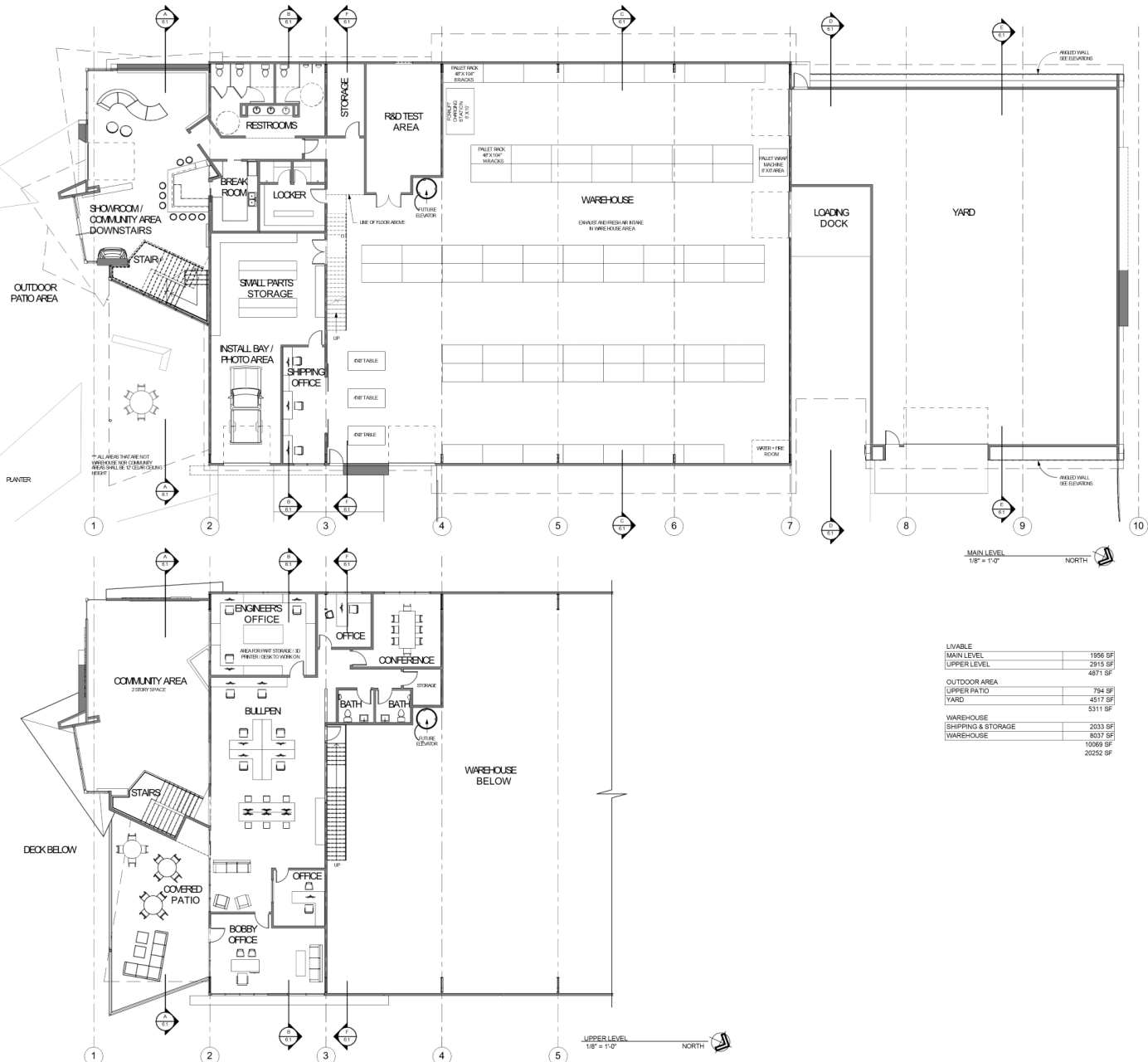


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ROCKYMOUNT

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RIVERFRONT AT LAS
COLONIAS GRAND JUNCTION.

SOLO WAY
DESIGNS INC.
ARCHITECTURE + INTERIORS

7506 N. La Onda Blvd.
Tucson, Arizona 85741
520.219.4352
www.solowaydesigns.com



FLOOR PLANS -
1/8" SCALE

DATE: 05/20/19
DWN: S.M.P.
CHK: M.A.S.
JOB#: S18-366

3.1