



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

173 Oil Court

Rifle, Colorado

INVESTMENT OPPORTUNITY

\$2,000,000



TOUR

- 41,566 SF Industrial Building
- 5,000 SF Office Space
- Adjacent 9,762 SF Storage Facility
- 2.1 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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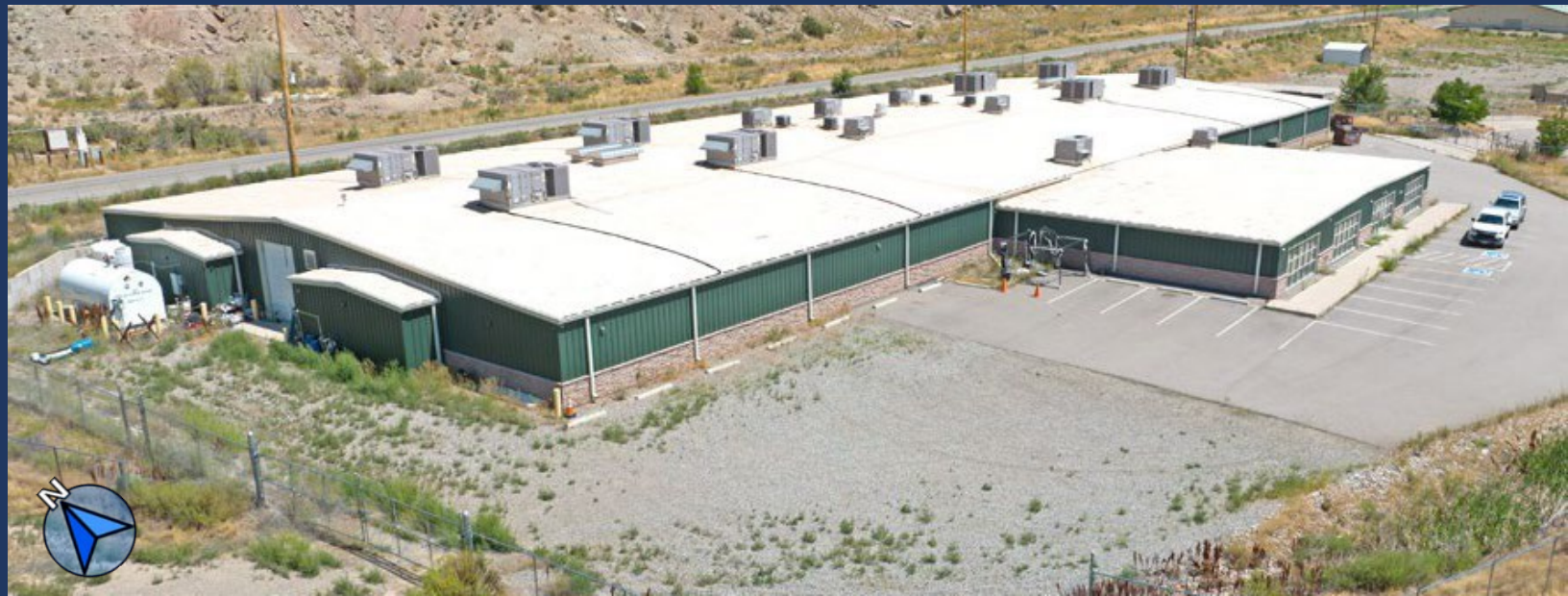
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- 16' Warehouse Ceiling Height
- Cul-de-sac Location
- Four Grade Level Doors



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

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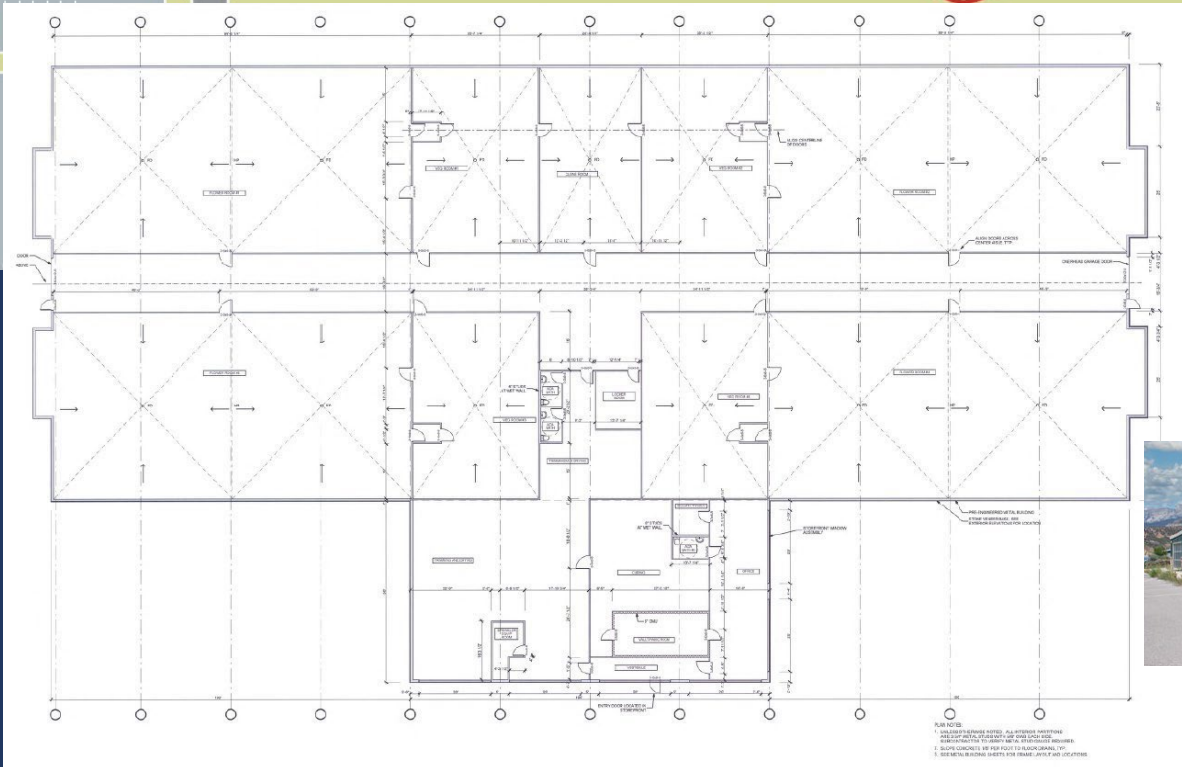
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