

# FOR SALE

\$395,000



**COLDWELL BANKER  
COMMERCIAL**

PRIME  
PROPERTIES

131 N. 6<sup>th</sup> St., Suite 300  
GRAND JUNCTION, CO 81501



## 2470 Patterson Road Suite 12, GJ, CO 81505



- 1,973 SF office condo off of high-traffic Patterson Road corridor
- Monument signage along Patterson Road and individual signage on unit
- C-1 zoning allows for a variety of uses
- Located near established anchor businesses
- Generous amount of off-street, paved parking
- Two private offices and breakroom

**Mike Foster**

970-244-6602

[mfoster@cbcwest.com](mailto:mfoster@cbcwest.com)

[CBCWEST.COM](http://CBCWEST.COM)

©2022 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.







