FOR SALE $529,000
FOR Lease $3,500/MO + NNN

COLDWELL BANKER COMMERCIAL PRIME PROPERTIES

131 N. 6thSt., Suite 300
GRAND JUNCTION, CO 81501

210 E Aspen Ave, Fruita, CO 81521



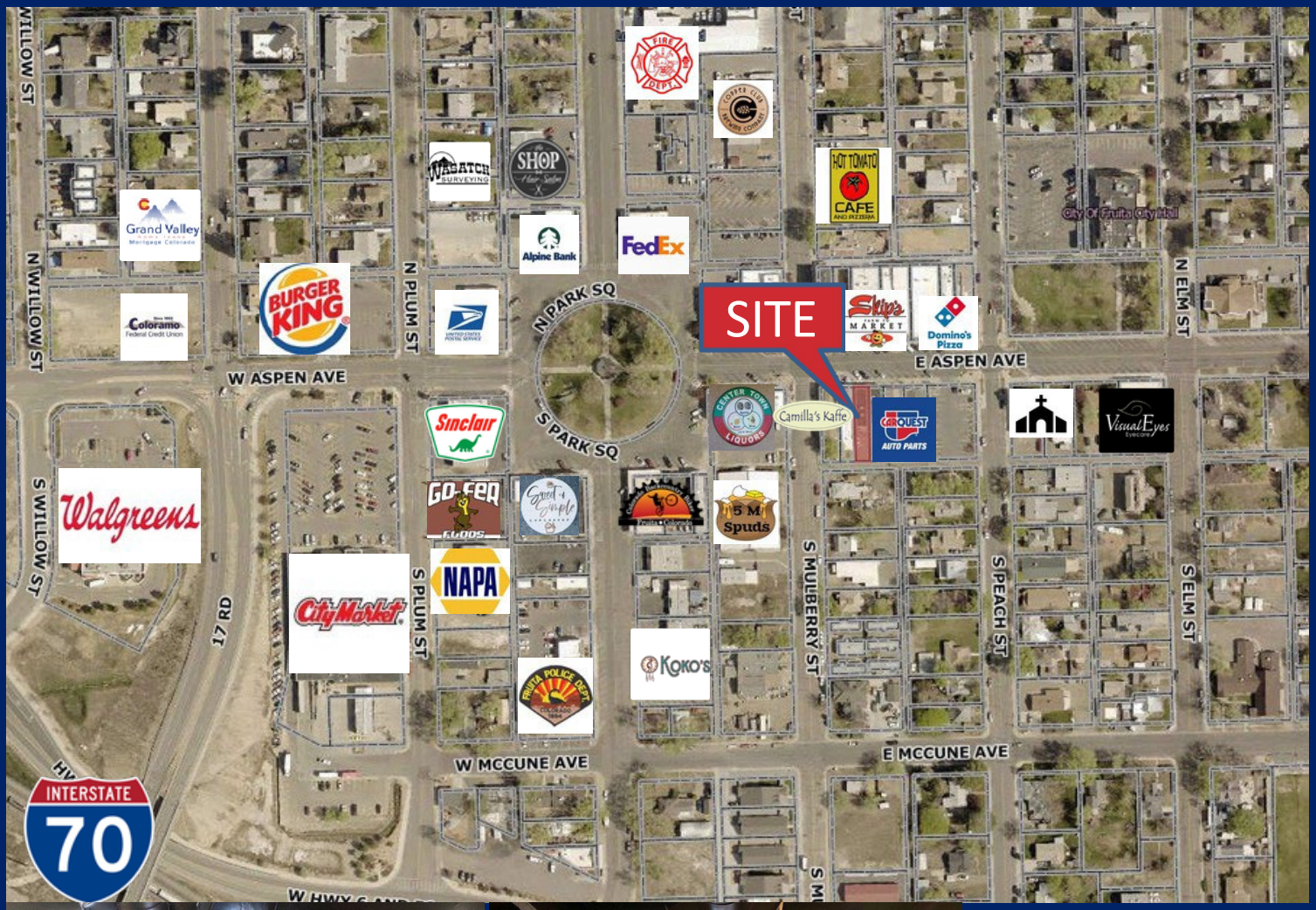


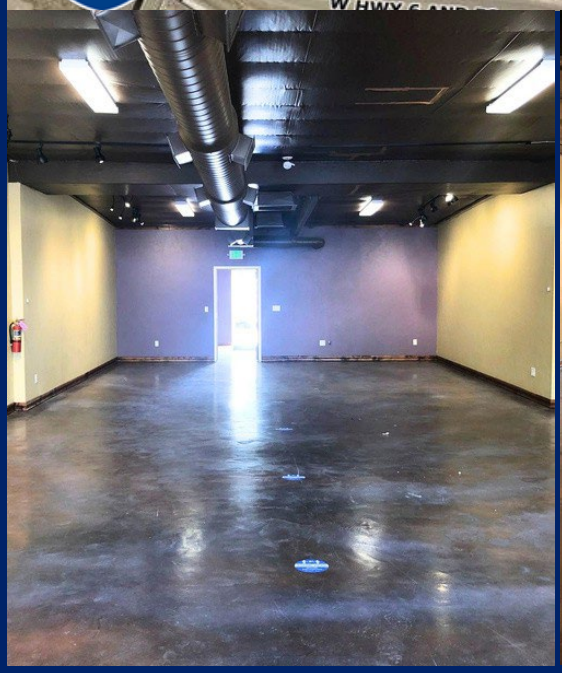
- Historic 1,800 SF building in charming downtown Fruita
- Neighboring a variety of local businesses from shopping to eateries
- Downtown Mixed-Use zoning allows for a large variety of uses including restaurant, art gallery, bar/ nightclub, personal services and general retail
- Private parking spaces in rear of building

MIKE FOSTER, CCIM 970-244-6602
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