

Commercial Business Opportunity

1360 US-50 Delta, CO 81416







OVERVIEW

- Portable Shed Manufacturer and Retailer
- Opportunity priced at \$395,000
- Growth Opportunities
- NO Lease obligation!
- Real Estate possibly available
- Seller Discretionary Earnings of \$171,866

OFFERED AT: \$395,000

TRAFFIC COUNTS						
US Hwy	50	SE of CR 1550	12,000 VPD			
SH 50	N of (Gunnion Rvr Dr	14,000 VPD			

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	192	4,551	10,911
Daytime Population	152	6,070	12,550
Average HH Income	\$56,386	\$47,192	50,784
Businesses		399	611

Cory Carlson | 970.261.9311 | Cory@brayandco.com

BRAY COMMERCIAL | 1015 N 7th Street, Grand Junction, CO 81501 | 970.241.2909 | www.BrayCommercial.com

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