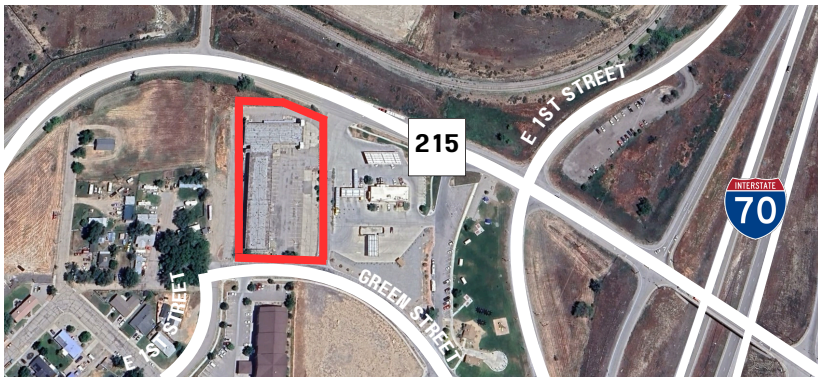


ONLY LAUNDROMAT SPACE IN PARACHUTE!

FOR SALE: 252 Green Street, Parachute, CO 81635



LAUNDROMAT FACILITY

- Only laundromat permitted to service onsite 68-unit apartment complex and Parachute residents
- 3,116 Customizable Square Feet
- High Ceilings
- 529 S/F Separate Mens/Womens Restroom
- Highway Tourist District Zoning
- 18 Shared Parking Spaces
- Strategic Location off of Parachute Creek Road and I70 (0.20 Miles)

SHELL BUILDOUT INCLUDES

- Plumbing and Sewer Hookups for Restrooms
- Plumbing Washers
- Outlets & Venting Dryers
- Finished Exterior Walls
- HVAC
- Ceiling
- Lighting
- Concrete Floors

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	1,349	6,539	6,754
Daytime Population	1,475	4,548	4,793
Median HH Income	\$52,974	\$62,711	\$63,784
Businesses	94	141	154

OFFERED AT: \$1,175,000

Katie Davis | 970.778.5083 | Katie@brayandco.com

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

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