

**FOR SALE**

*Mixed Use*

**\$844,000**

2935 Patterson Rd,  
Grand Junction, CO 81504



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CO FA.100094662



## FEATURES

- ✓ 5,876 S/F
- ✓ 2-Levels
- ✓ Private Entrances
- ✓ Zone MU-1
- ✓ Private Offices
- ✓ Men's & Women's Restrooms
- ✓ 0.68 Acres
- ✓ Designated Parking
- ✓ 2 Breakrooms

## ABOUT THIS PROPERTY

PRICED TO SELL! With one of the lowest price per S/F on Patterson Rd, this is an exciting opportunity to own Mixed Use property for both Residential and Commercial use. The 5,876 S/F offers 2-levels with several possibilities. On the main level you will be greeted with an open floor plan, Men's & Women's restrooms, private entrances, and large picture windows that allow natural light throughout. With its own private entrance, the lower level includes multiple offices, two breakrooms, and ADA access. The 0.68 acre lot comes with pole signage along Patterson Rd, partial fencing, both paved and gravel parking areas w/ plenty of parking and easy access. Zoning MU-1 allows for many uses such as Single-Family and Multi-Family Residence, Group Living Facility, Day Care Facility, Community Assembly, Funeral Home, Vocational Trade School, Medical/Dental Clinic, Animal Care/Clinic, Brew Pub/Distillery, Restaurant, Mobile Food Vendor, Office, Personal Services, Small Retail Sales & Service and so much more.



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