

Western Slopes Suites

233 Grand Valley Way, Parachute CO 81635



OFFERING MEMORANDUM

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Inquire today:

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01 Executive Summary
Investment Summary

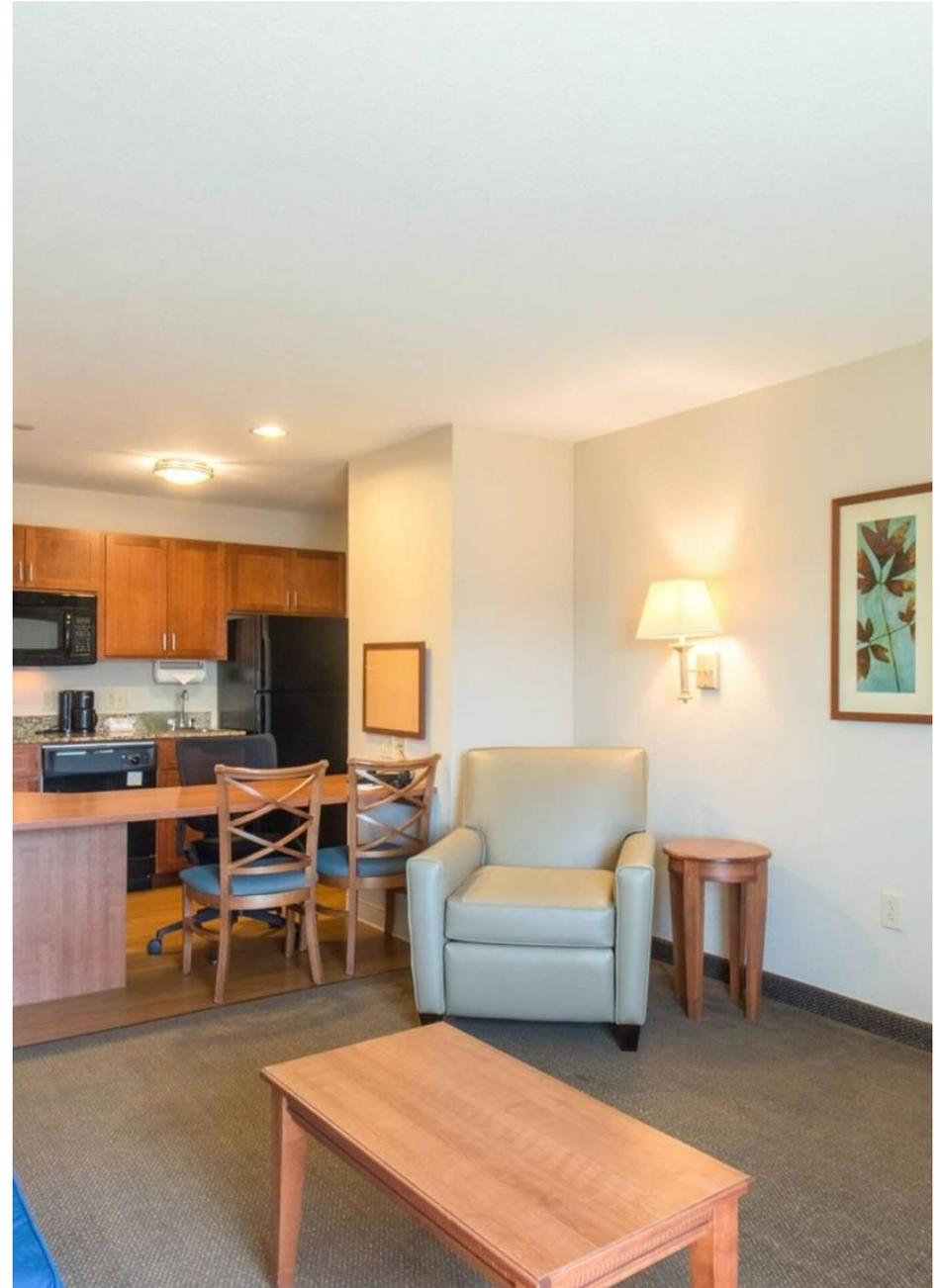
OFFERING SUMMARY

ADDRESS	233 Grand Valley Way Parachute CO 81635
BUILDING SF	41,117 SF
LAND ACRES	1.53 AC
TOTAL ROOMS	73
LAND SF	66,647 SF
YEAR BUILT	2009

FINANCIAL SUMMARY

PRICE	\$5,399,990
PRICE PER KEY	\$73,972
PRICE PSF	\$131.33

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	2,203	6,613	6,849
2026 Median HH Income	\$73,078	\$71,651	\$72,706
2026 Average HH Income	\$80,367	\$80,567	\$83,739



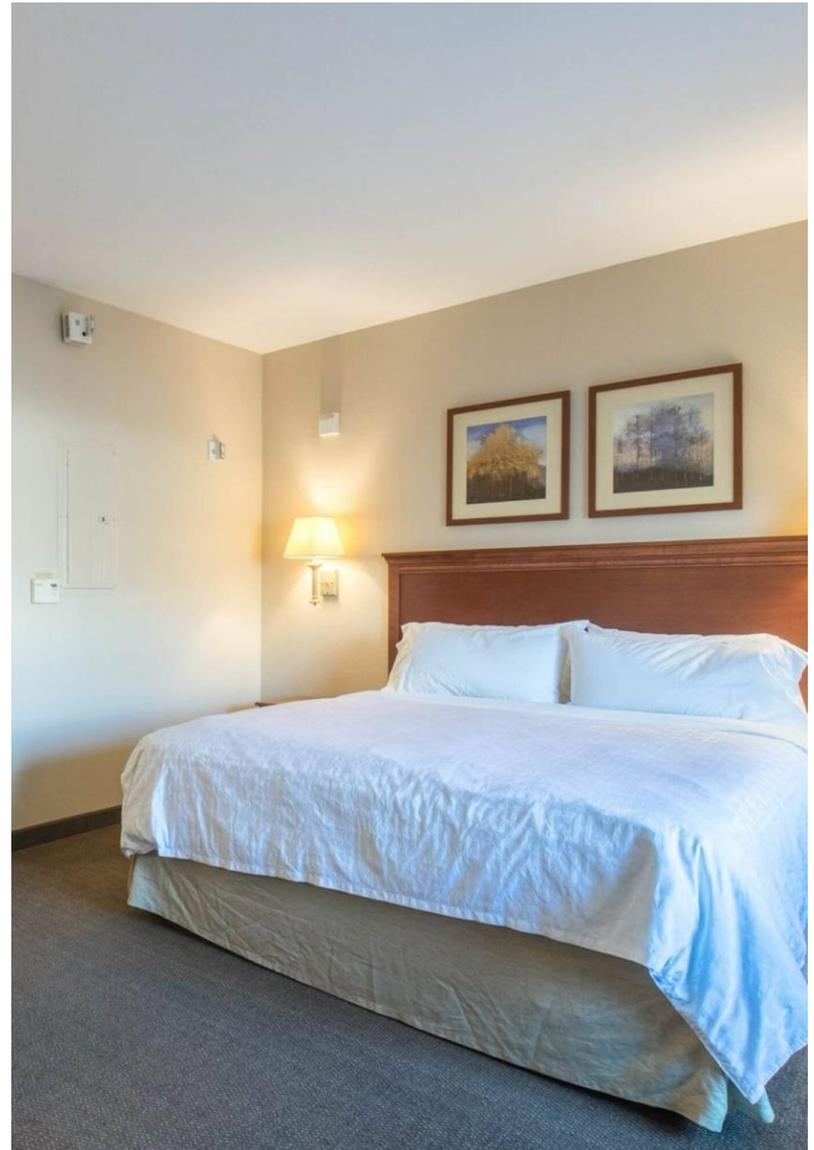


02 Property Description

- Property Features
- Property Images

PROPERTY FEATURES

TOTAL ROOMS	73
BUILDING SF	41,117
LAND SF	66,647
LAND ACRES	1.53 AC
YEAR BUILT	2009
ZONING TYPE	C
NUMBER OF STORIES	4



















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