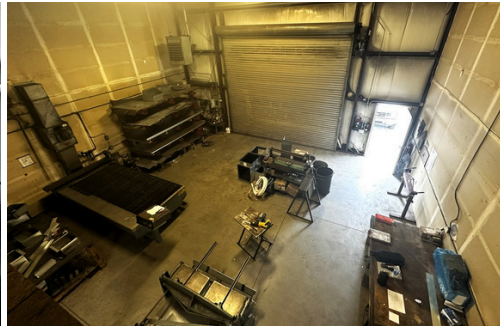


SHOP + HOUSE FOR SALE
321 PITKIN AVENUE
Grand Junction, CO 81501



OVERVIEW:

- Two parcels included
- Quick access to Hwy 50 and I-70B
- 2,300+ SF shop/office
 - Showroom and private offices
 - Overhead door and mezzanine space
 - Roof and pole sign
- 800 SF home
 - Additional office or break room
 - Rental income potential

TRAFFIC COUNTS:

Pitkin Avenue S 3rd Street 9,800 ADT
 Pitkin Avenue S 5th Street 12,000 ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	5,738	51,579	96,200
Average HH Income	\$51,930	\$57,571	\$64,666
Businesses	1,187	3,624	4,830
Daytime Population	13,482	67,924	108,504

FOR SALE: \$649,000

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