

# FOR SALE



4,590sq ft for

**\$799,000**

- 5 Leased Units
- Stand Alone building
- Private Parking Lot
- ADA Baths & entrances
- MU-1 Zoning

## 403 Kennedy Ave., GRAND JUNCTION

LOCATION LOCATION LOCATION + CONDITION CONDITION CONDITION - THIS HAS IT ALL! On Sherwood park, 5 leased units in stand alone building with private parking lot. COMPLETE update of interior, exterior and & major mechanicals in 2018. ADA baths & entrances. Continue to lease all or put your business in one or more of these units. MU-1 zoning (see assoc docs for allowed uses). Cap based on NOI 6.1%. No signage. No CIC. By appointment only.



**CLICK TO SEE DETAILED MLS INFO**

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