MLS# 20253370	Status A	List Pri... $5,000	2497, 2495 Hig...	Grand Junction	81505

Building Type	Professional, Recreational, ...	Unit #	
Zoning	CG	Area	Grand Junction City
Year Built	1959	Subdivision Na...	N/A
Year Remodeled	1990	Taxes	12,178.00
# of Levels	1	Tax Year	2025
Available SqFt	752	Parcel #	2945-094-00-060
On St Prkng		Total Acres	0.73
Off St Prkng Spc		Lot Size	C: 0.5-0.99
Driveway/Prkng	Gravel	Lot Dimensions	150 x 200
Price per Sqft	79.79	Lot Size Source	Assessor
Lot Description	100' - 150' Frontage, Corner	Rented Lot	
Apx Irrig Acres		Fronts	N
Irrig District		Elevation	4,600
Irrig Water	N	Current Use	COM
Irrig Desc		Sp Assessment	N
		Sp Asmnt Desc	NA

CIC	CIC Dues	CIC Frequency	CIC Web Address
CIC Includes	None		
Leased		Type/Terms Triple Net	
Lease Includes	Building & Land	NOI 0.00	
Features	Partially Fenced, Pole Sign		

	Main Lvl SqFt	Upper Lvl SqFt	Lower Lvl SqFt	Basement SqFt	Total SqFt	Total Bldg SqFt
Office/Retail/Misc	752	0	0	0	752	752
Warehouse	0	0	0	0	0	

Doc Hi		# Doc Hi Do...	Overhead Doors	# Overhead Doors
Eave Height		Rail Frontage	Rail Spur	
Energy Rated		Energy Rating	Energy Features	None
Owner Expenses	Other-See Remarks		Tenant Expenses	Insurance, Other-See Remarks, Property Tax
St Desc/Access	City/Town			

How Built	SITE	3 Phase	N
Construction	Wood Frame	Amperage	
Exterior Siding	Wood	Volts	
Roof	Asphalt Composition	Electric Company	Xcel
Bsmt/Foundati...	Slab	Gas Co	Xcel
Floor	Other-See Remarks	Water Company	Ute Water
Fuel	Natural Gas	Sewer	Sewer Installed
Heating Type	Hot Water	Sewer Company	CITY
Cooling Type	Evaporative Cooler	Access/Med Incl	None

Exclusions None

Directions SW corner of Hwy 6&50 and 25 rd

Public Remarks Commercial lot (2 parcels) with small office/retail building available for lease off of the corner of Hwy 6&50 and 25 Rd. Strong visibility and traffic flow. Pole sign included.

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EQUAL HOUSING
OPPORTUNITY

07/16/2025