

1190 Bookcliff Ave, Suite 202 Grand Junction, CO 81501

For Sale \$ 449,000 | For Lease \$15/SF/YR



Beautiful, move-in ready dental space with 2,353 square feet in a prime location in Grand Junction, Colorado. Second floor condo of a medical and dental professional building with plenty of parking and storage available. Large waiting/reception area, several dental chairs, sterile room, laboratory, employee lounge and private offices.

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|                |                     |               |                           |
|----------------|---------------------|---------------|---------------------------|
| Property Type: | Professional Office | Lease Rate:   | \$15 sq ft/yr             |
| Year Built:    | 2001                | Service Type: | Triple Net                |
| Square Ft.:    | 2,353               | Terms:        | Negotiable/Lease Purchase |
| Floor:         | Second              | Est. NNN:     | \$ 7.39                   |