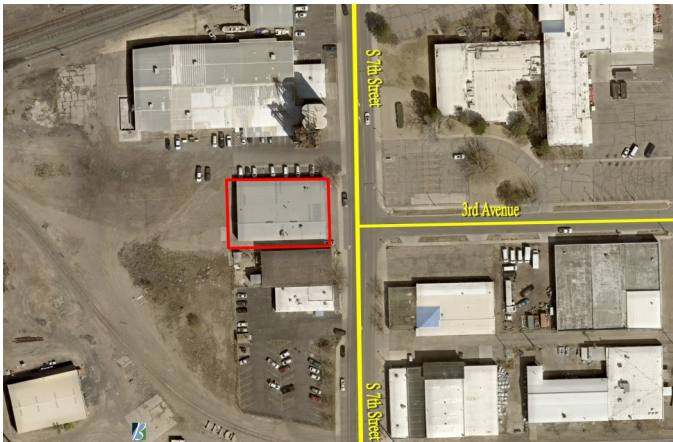


FOR SALE

721 S 7th Street | Grand Junction

Downtown Warehouse with Showroom



OVERVIEW:

- 10,570sf of warehouse with office/showroom
- GREAT Central location!
- Located inside the Opportunity Zone
- Close to Downtown and City amenities

TRAFFIC COUNTS:

7th Street S. of Pitkin Avenue 3,987 VPD
Pitkin Avenue E. of 5th Street 9,003 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	6,520	51,381	65,604
Total Businesses	1,145	3,711	4,836
Median HH Income	\$43,529	\$51,828	\$59,829

OFFERED AT: \$1,100,000

Cory Carlson | 970.261-9311 | cory@brayandco.com