

# FOR SALE

251 Colorado Avenue | Grand Junction, CO

Retail/Office Building with Parking



## OVERVIEW:

- High visibility freestanding building
- Located on the SW corner of Colorado Avenue and 3<sup>rd</sup> Street
- Ample parking with Five (5) city lots 25'x135'
- Vacant and Available Immediately
- 3,040 SF on two levels; .29 acres

## TRAFFIC COUNTS:

5th Street N of Colorado Ave 6,850 VPD  
 I 70 B E of 5th Street 13,433 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	6,340	54,050	96,902
Average HH Income	\$13,166	\$53,975	\$61,874
Businesses	1,354	3,591	4,680
Daytime Population	14,880	69,110	107,371

**OFFERED AT: \$697,000**

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