



**THE
KIMBROUGH
TEAM**

Office / Medical Space / Retail

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 Sherwood Park stand-alone building has 5 leased units w/private entrances & parking lot. Fully updated interior, exterior & major mechanicals in 2018 incl. ADA baths & entrances. 20 parking spaces incl. 3 handicap. MU-1 zoning (see associated docs for allowed uses) offers flexible options for investors or owner-users. Lease all units for steady income or occupy 1 + units for your business. No signage, no CIC fees. Private tours by appt only. Ideal for med offices, wellness, retail, pro services & more. Great cash flow, prime location, turnkey condition, & ample parking make this a rare find. Contact listing agent for details & showings. Don't miss this versatile commercial property with long-term value & flexibility.



CLICK TO SEE DETAILED MLS INFO

Jan Kimbrough Miller, Commercial Specialist
970-250-6781 | jankimbroughmiller@gmail.com

