

CROSSROAD  
VENTURES GROUP

255 State Hwy 174

COLFAX, CA 95713



For Lease

Commercial  
Building

916.788.9731

[crossroadventures.net](http://crossroadventures.net)

Tenants

- **A1/A2**
  - *Square feet: +/- 5,664 SF*

Highlights

- **Approximately 7,000 SF Commercial Building**
- **Existing income in place W/two existing tenants**
- **Freestanding Highway Commercial Building**
- **Highway 80 Visibility**
- **Immediate Proximity to Interstate 80, and Retail Services on S Auburn St.**
- **General Commercial Zoning: Ideal Uses Include Retail, Contractor Office, Services, and many more.**
- **Walking Distance to Restaurants, Banking, and Retail Services**
- **Freeway Visibility, and Accessibility**
- **Call for Pricing**

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o: 916.788.9731

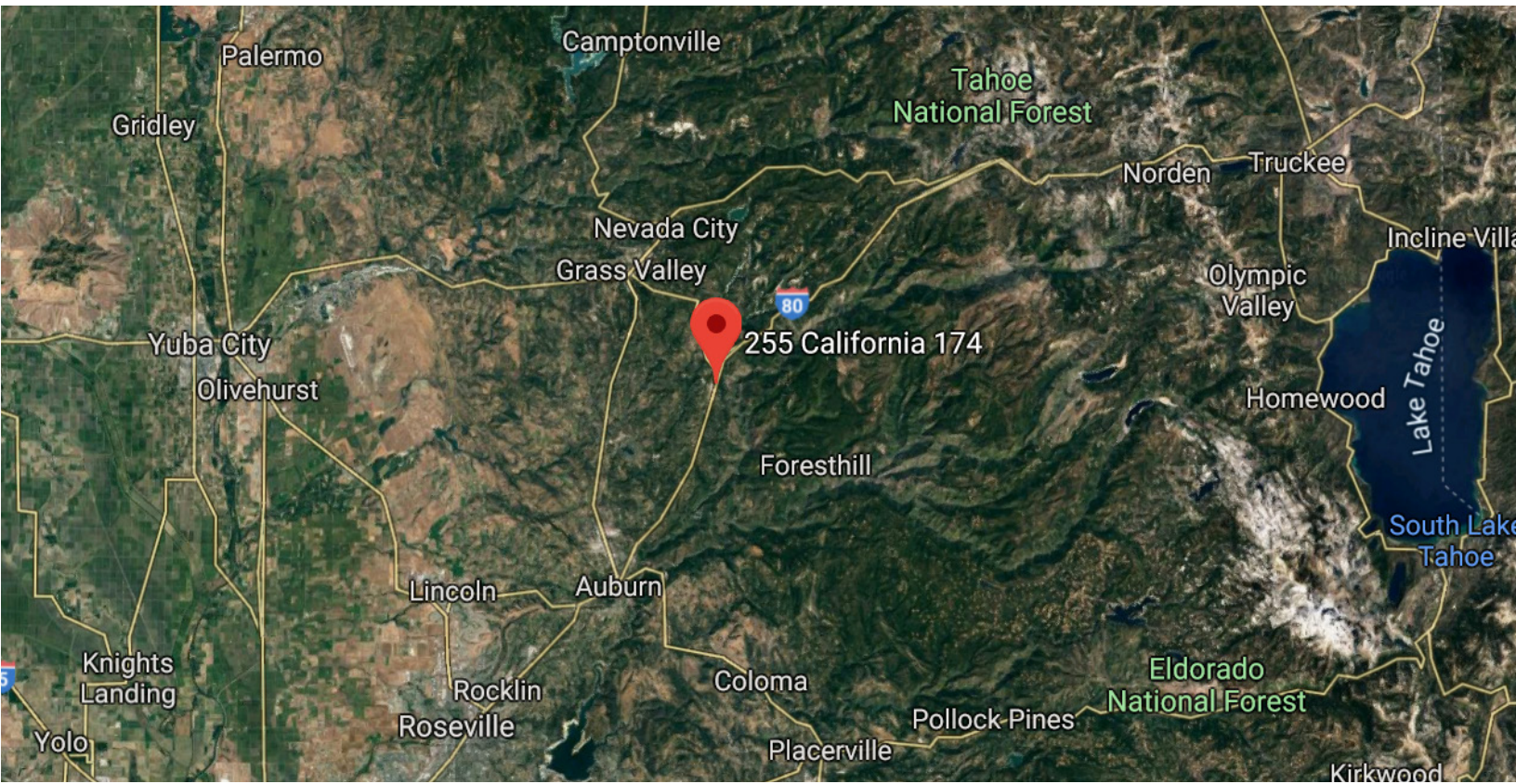
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*your real estate compass.*

# 255 State Hwy 174

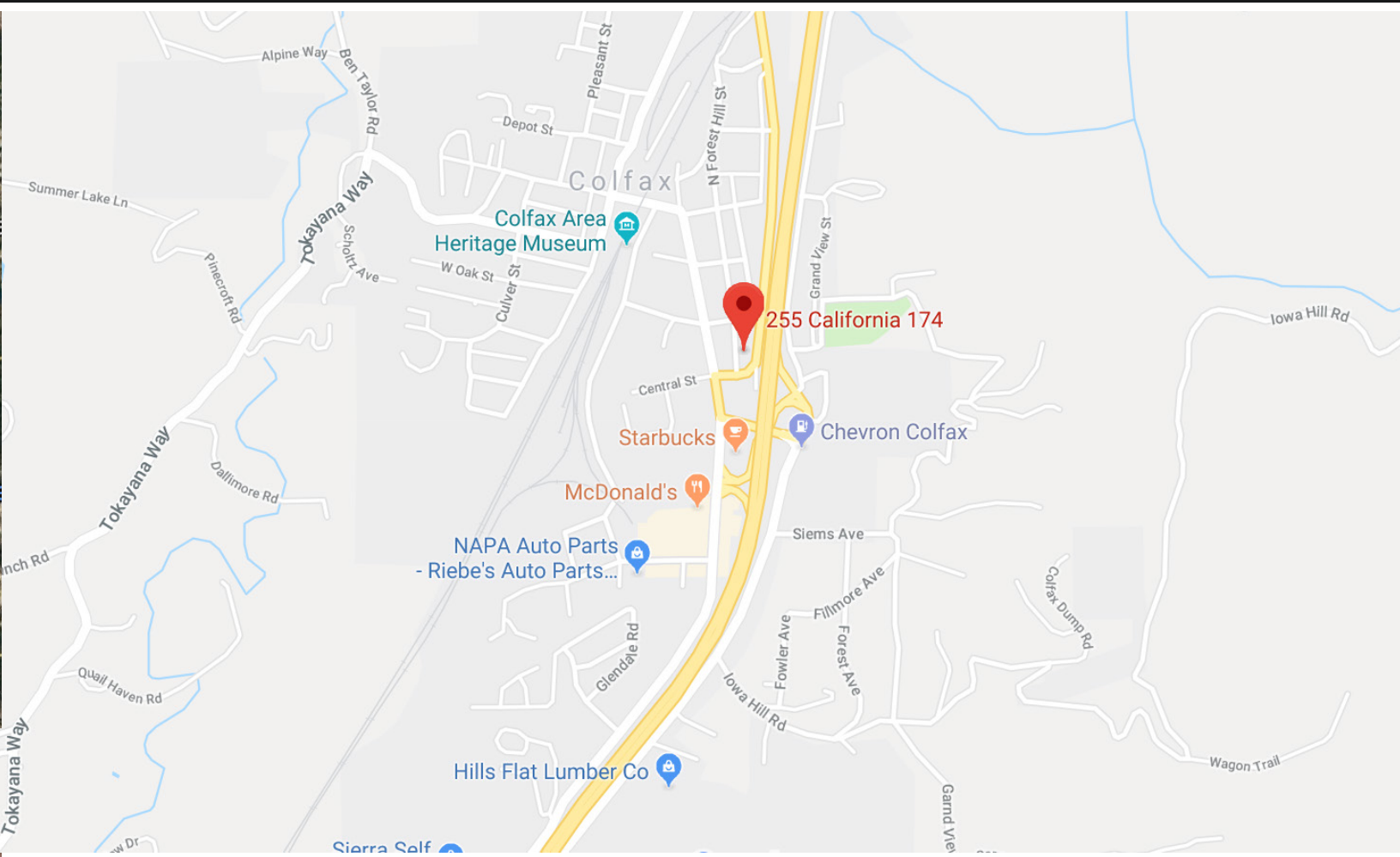
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Aerial View

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## About the Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, residential brokerage and residential property management. We are a full service real estate company.

Crossroad Ventures Group combines over 100 years experience with a unique platform of specialized services. If you need to build a new project, manage a home or commercial building, or need a competent professional to assist in buying/leasing a building or home, Crossroad Ventures Group can provide the creative solutions to your critical decisions in commercial and residential real estate.