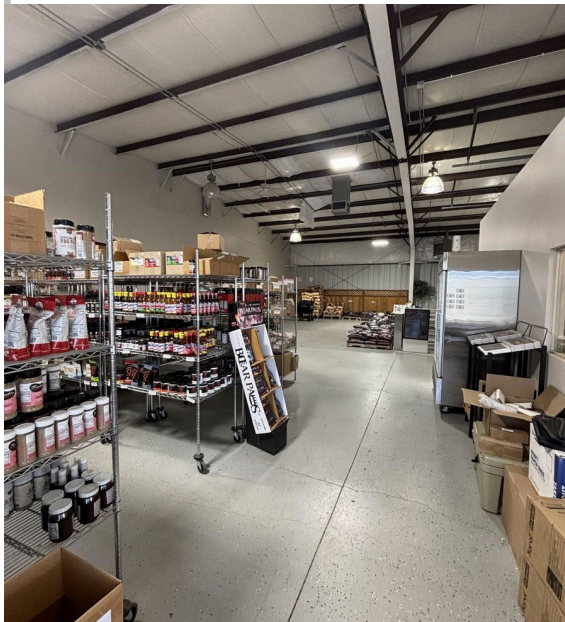


2474 Patterson Road

FOR SALE | COMMERCIAL OFFICE BUILDING | GRAND JUNCTION



OVERVIEW

- Office space for owner/user/ or additional income
- 21,805 SF
- 6.0% CAP rate
- Sits on 1.4 Acres
- MU-2 Zoning

OFFERED AT \$6,500,000

TRAFFIC COUNTS

PATTERSON ROAD E OF 25 ROAD 30,000VPD
PATTERSON ROAD E OF 24 ROAD 20,000 VPD

DEMOGRAPHICS

CURRENT POPULATION
DAYTIME POPULATION
TOTAL BUSINESSES
MEDIAN HH INCOME

1 MILE

4,436
11,114
865
\$78,991

3 MILE

40,285
61,198
3,306
\$72,371

5 MILE

80,519
99,891
4,715
\$72,459

