

ML... 20253366 Status A List Pr... \$1,500,000 2497 Highway ... Grand Junction 81505



Total Acres	0.50	Unit #	
Zoning	CG	Area	GrndJctCty
Irrig Water	N	Subdivision	N/A
Grazing Permits		Elem School	Appleton
Mineral Rights		Middle School	West
Con Easement		High School	Grand Jct
Lot Size	.5-.99	Taxes	6,607.00
Lot Dimensions	200 x 100	Tax Year	2025
Lot Size Source	Assessor	Parcel #	2945-094-00-060
Fronts	N	Lot	N/A
Elevation	4,600	Block	
Possible Use	Commercial, Other-See Re...	Tract/Filing/...	
Current Use	COM	Sp Asmnt Desc	N/A
Special Asmnt	N	Irrig District	
Lot Description	150' + Frontage, Corner	Irrig Descripti...	
Aprx Irrig Acres	0.00		

CIC	Dues	Frequency	Web Address
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CIC Includes	None		
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Improvements	Fencing, Other-See Remarks, Residence
Fence	Chain Link, Partial
Street Desc/A...	City/Town

Curbs & Gutters	Curbs In, Gutters In
Crops	None

Residence	Y	Bedrms	0	Baths	1	Total Apx SqFt	752	SqFt Source	Assessor
Style			Ranch			Year Built	1959	Year Remodel...	1959
Upper S...	0	Main S...	752	Lower S...	0	Basement SqFt	0	Fin Bsmt S...	0
How Built			Site Built			Construction	Wood Frame		
Garage Capac...	0			Garage Type	NONE	Garage Dim		0	
Energy Features	None								

Water	City Water	Access/Med Incl	None
Water Company	Ute Water	Electric Comp...	Xcel
Sewer	Sewer Installed	Gas Co	Xcel
Sewer Company	CITY	Docs on File	Other-See Remarks

Exclusions	None
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Directions	One lot to the west of the South West Corner of Hwy 6&50 and 25 Rd. Access from W Independent Ave, or the Frontage Rd off of Hwy 6&50.
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Public Remarks	1/2 Acre Commercial Pad Site on Hwy 6&50 with high traffic counts and strong visibility, close to Mesa Mall near the corner of 25 Rd and Hwy 6&50. Great development opportunity - One of the last and best land development sites on Hwy 6&50, adjacent to all the biggest names in retail, including Sams Club, Walmart, Lowes, Hobby Lobby, Discount Tire, Chick Fil A, Natural Grocers, TJ Max, Sportsmans Warehouse, Tractor Supply, and more. Property comes with 1 small office building. Site plan to be approved prior to closing
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07/16/20...

This information is deemed reliable, but not guaranteed.

