

# OFFICE BUILDING FOR SALE

3210 E Road | Grand Junction, CO 81520

## Office Building



## OVERVIEW:

- 18,000 SqFt w/30+ patient rooms
- Multiple offices/exam/med rooms
- Full Kitchen and dining hall
- Two private courtyards amongst two wings
- 7 Acres w/development possibility
- Great access to primary road infrastructure

## TRAFFIC COUNTS:

CO 141	S of Elm Ave	17000	ADT
CO 141	S of Bunting Ave	20900	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	14,960	44,908	77,818
Average HH Income	\$58,570	\$62,252	\$62,527
Businesses	206	687	1,631
Daytime Population	11,014	33,215	61,814

**FOR SALE: \$3,895,000**

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