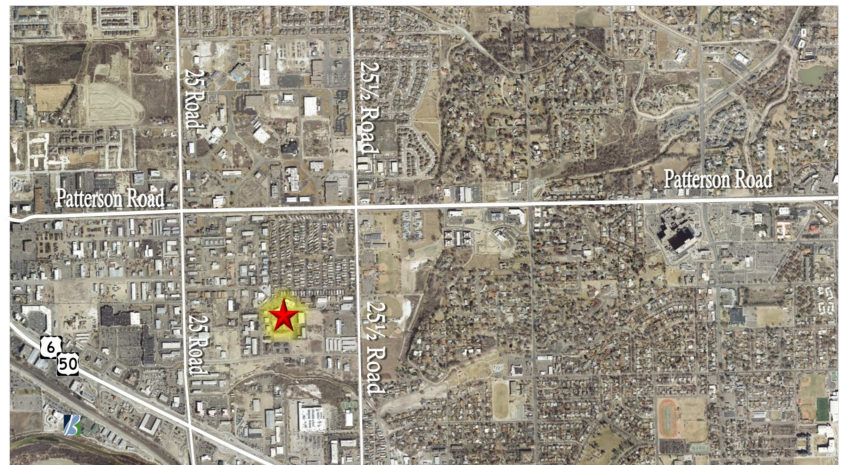


FOR SALE

573 W Crete Circle | Grand Junction

Commercial Investment Opportunity



OVERVIEW:

- Well-constructed office/warehouse flex space
- Total 20,639 SF -10,787 warehouse/9,852 SF office
- Convenient location with easy access and off-street parking
- Six (6) 14' overhead doors with 18' eave height
- Attractive building with cinder block construction
- Fully leased, NOI \$197,617.68 offering a 8.5% CAP

TRAFFIC COUNTS:

25 Road	N of Hwy 6&50	19,745 VPD
Hwy 6&50	E of 25 Road	37,960 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	5,503	44,904	86,864
Daytime Population	10,215	65,070	102,448
Average HH Income	\$57,256	\$56,640	\$60,191
Businesses	840	3,633	4,952

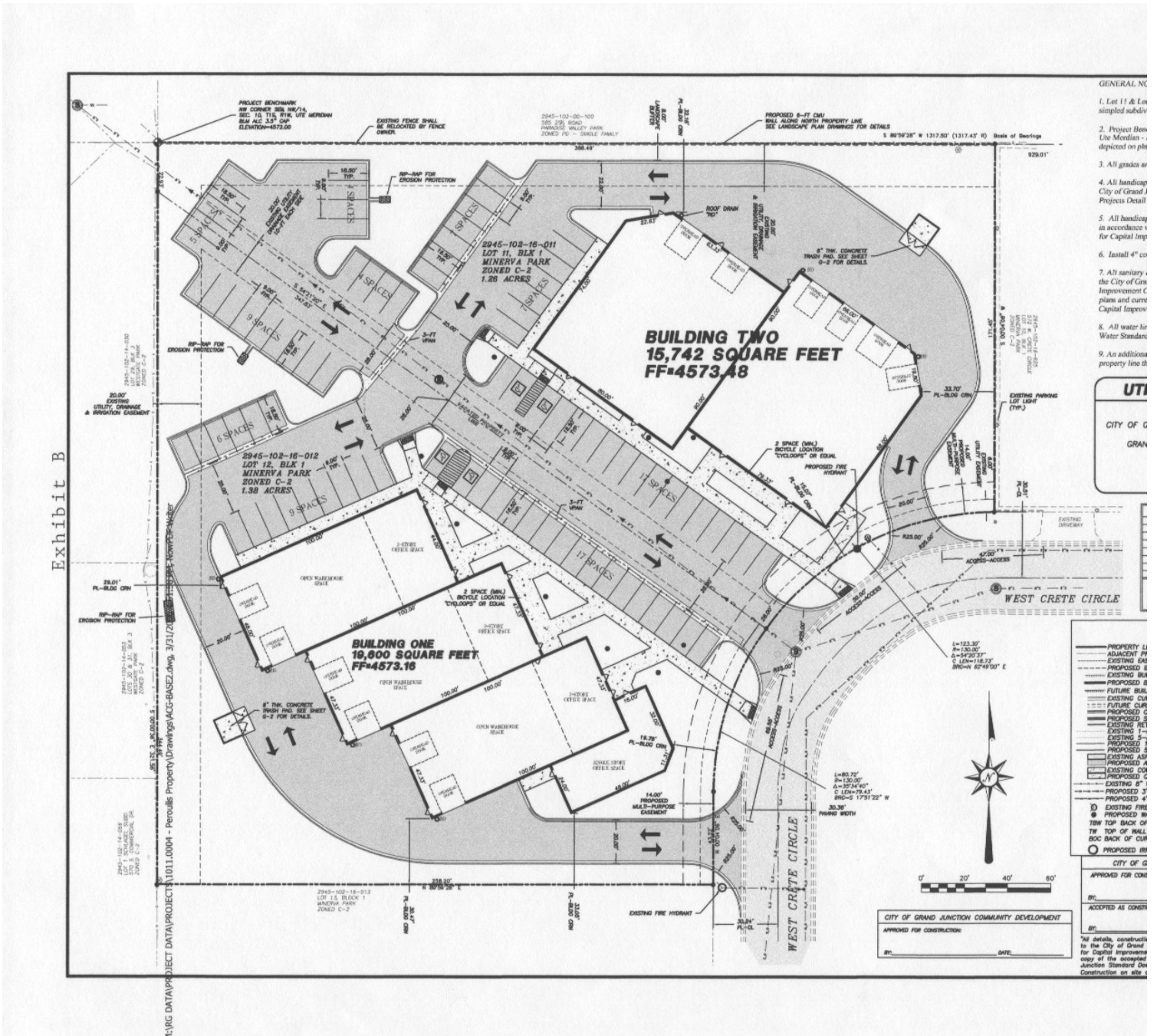
OFFERED AT: \$2,297,000

Sid Squirrell, CCIM | 970.260.0121 | sid@gjcommercial.com

BRAY COMMERCIAL | 1015 N 7th Street | Grand Junction, CO 81501 | 970.241.2909 braycommercial.com

This information was obtained from sources deemed to be reliable; however, Bray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy.

FOR SALE
573 W Crete Circle | Grand Junction
Commercial Investment Opportunity



OFFERED AT: \$1,150,000

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