COMMERCIAL BUILDING FOR SALE

1660 North Avenue | Grand Junction, CO 81501

OVERVIEW

- 3,000 SF office space
- Built out for medical or veterinary use
- Excellent visibility and exposure
- Good signage and high traffic
- Ample off-street parking and easy access
- Available for purchase or for lease

TRAFFIC COUNTS

North Avenue	N 16th Street	20,000 ADT
North 12th Street	Bunting Avenue	13,285 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	14,348	65,773	108,089
Daytime Population	15,045	80,260	116,954
Average HH Income	$44,695	$58,388	$63,315
Businesses	698	3,977	4,952

OFFERED AT: $897,000

Sid Squirrell | 970.206.0121 | sid@gjcommercial.com

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

COMMERCIAL LEASE SPACE

1660 North Avenue | Grand Junction, CO 81501

OVERVIEW

- 3,000 SF office space
- Built out for medical or veterinary use
- Excellent visibility and exposure
- Good signage and high traffic
- Ample off-street parking and easy access
- Available for purchase or for lease

TRAFFIC COUNTS

North Avenue	N 16th Street	20,000 ADT
North 12th Street	Bunting Avenue	13,285 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	14,348	65,773	108,089
Daytime Population	15,045	80,260	116,954
Average HH Income	$44,695	$58,388	$63,315
Businesses	698	3,977	4,952

OFFERED AT: $5,000/MO + NNN

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