

# FOR SALE

753 Horizon Court | Grand Junction, CO

Free Standing Restaurant



## OVERVIEW:

- Currently Blade and Bone with Business included in the sale
- Fully Furnished, equipped and up & running
- Recently remodeled and everything is working & Operational
- Ample Parking, large garden area, and covered Patio.
- 4,395 SF Bldg, situated on 1.07 acres
- Priced right at \$1.5M

## TRAFFIC COUNTS:

Horizon Drive	South of Horizon Court	12,730 VPD
Horizon Drive	North of Horizon Court	10,880 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	1,837	44,853	90,061
Average HH Income	\$72,384	\$54,564	\$57,494
Businesses	319	1,779	4,749
Daytime Population	5,416	49,892	102,310

**FOR SALE: \$1,500,000**

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

BRAY COMMERCIAL | 1015 N 7<sup>th</sup> Street | Grand Junction, CO 81501 | 970.241.2909

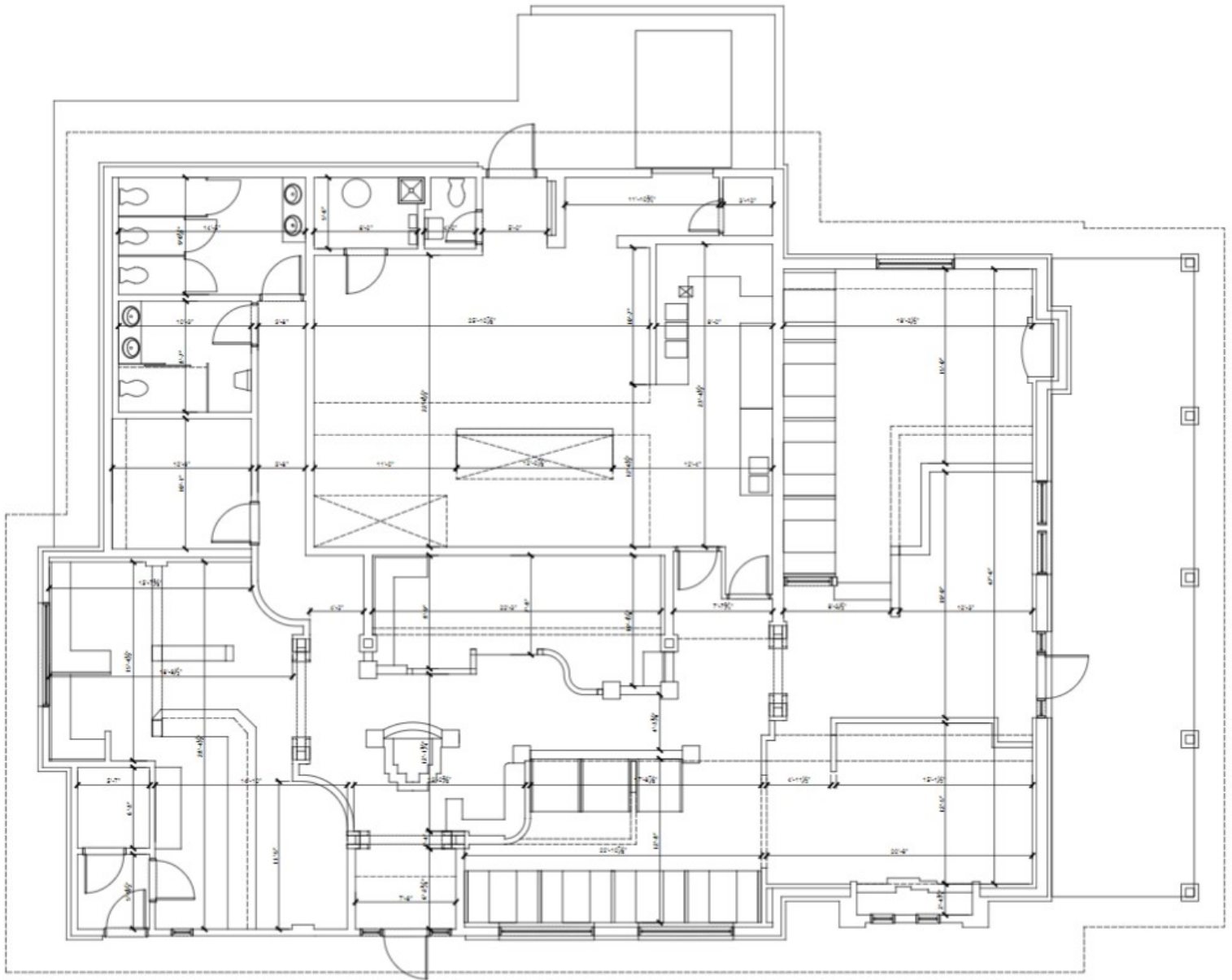
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This information was obtained from sources deemed to be reliable; however, Bray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy.

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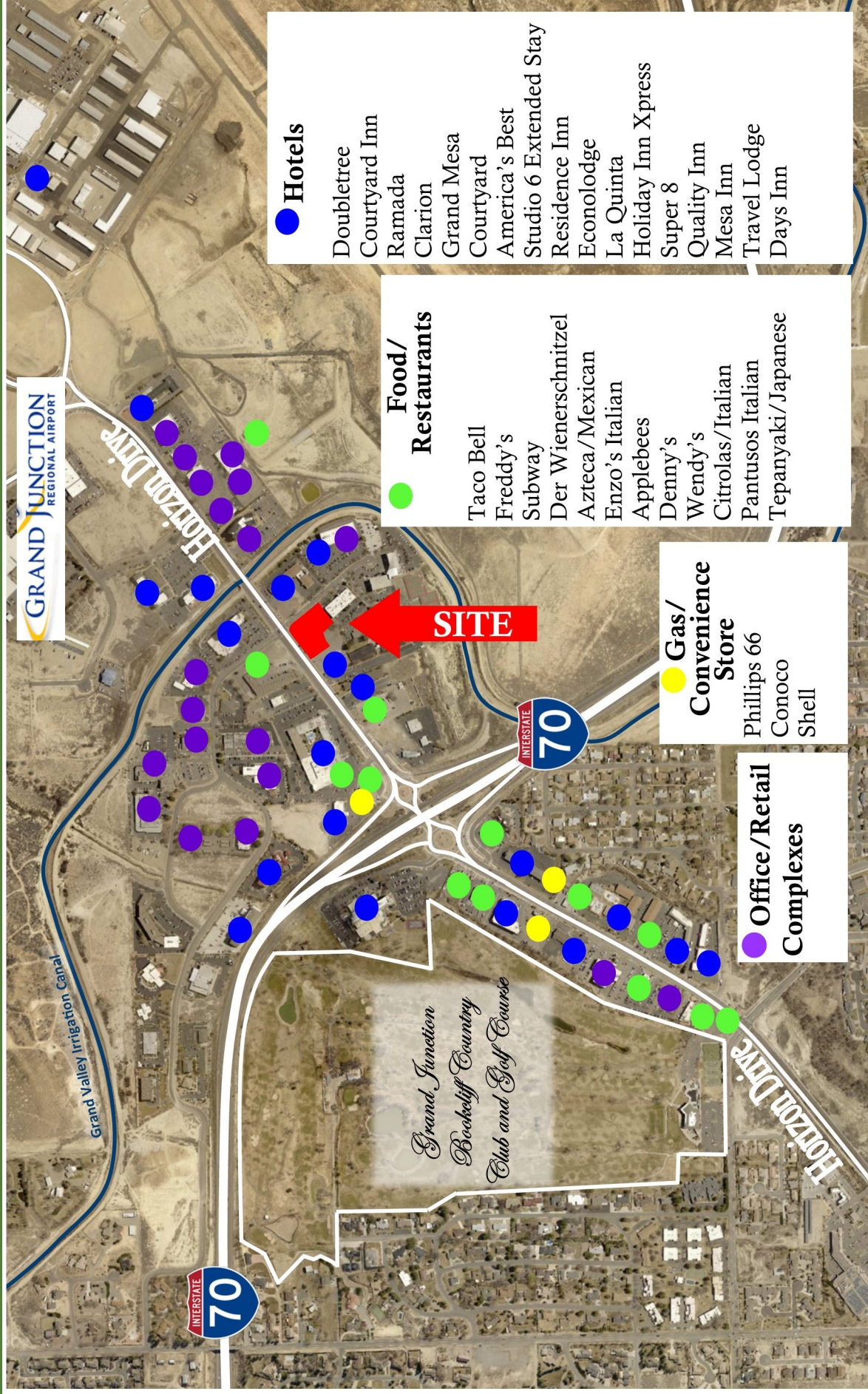
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