

CORY CARLSON | VENTURE GROUP

# FOR SALE



## 599 Northgate Drive

COMMERCIAL BUILDING | GRAND JUNCTION



### RARE FIND ON PATTERSON ROAD!

- Lots of possibilities! Great Location!
- Great user or investor property
- Great location on corner with high traffic counts
- Five Separate Units
- All units have their own overhead door

**OFFERED AT: \$1,850,000**

- Current NOI \$109,642
- Proforma NOI \$197,080
- Leases are gross. Proforma based on changing tendencies to NNN



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