

OFFICE BUILDING FOR SALE

2808 North Avenue | Grand Junction, CO 81501

Commercial Building



OVERVIEW:

- 40,000 SqFt of office space
- Over 40 private offices
- Conference rooms on each floor
- 4-acre site offers potential
- Easy access off North Avenue

TRAFFIC COUNTS:

28 1/4 Road	N of North Avenue	23000	ADT
I-70 Business Loop	W of N 28 th Street	18000	ADT

FOR SALE : \$4,200,000

Demographics	1 Mile	3 Mile	5 Mile
Current Population	11,041	70,697	112,876
Average HH Income	\$41,643	\$58,790	\$62,868
Businesses	433	3,490	4,843
Daytime Population	11,038	79,488	118,991

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