

FOR SALE



**COLDWELL BANKER  
COMMERCIAL**  
PRIME  
PROPERTIES



## 1901 Railroad Avenue, Rifle, CO

- 4,160 SF Office Space & 4,260 SF Shop/Warehouse
- Potential 3 - Parcel Subdivision for Commercial Development
- 5.2 Acres – **\$2,200,000**



Mike Foster, CCIM | [mfoster@cbcwest.com](mailto:mfoster@cbcwest.com)  
Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602  
Mobile: 970-433-8374

131 N. 6th, St., Suite 200  
Grand Junction, CO 81501

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





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Existing office/Warehouse



- Reception
- Twelve Offices
- Two Restrooms
- Inside Storage

- Two OH Doors
- Mezzanine Storage
- Office Access







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## 1901 Railroad Avenue, Rifle, Colorado



### ➤ Potential 3 - Parcel Subdivision

#### **SITE PLAN**

- Parcel A  
1.3 AC  
\$1,600,000
- Parcel B  
1.5 AC  
\$650,000
- Parcel C  
2.3 AC  
\$550,000

