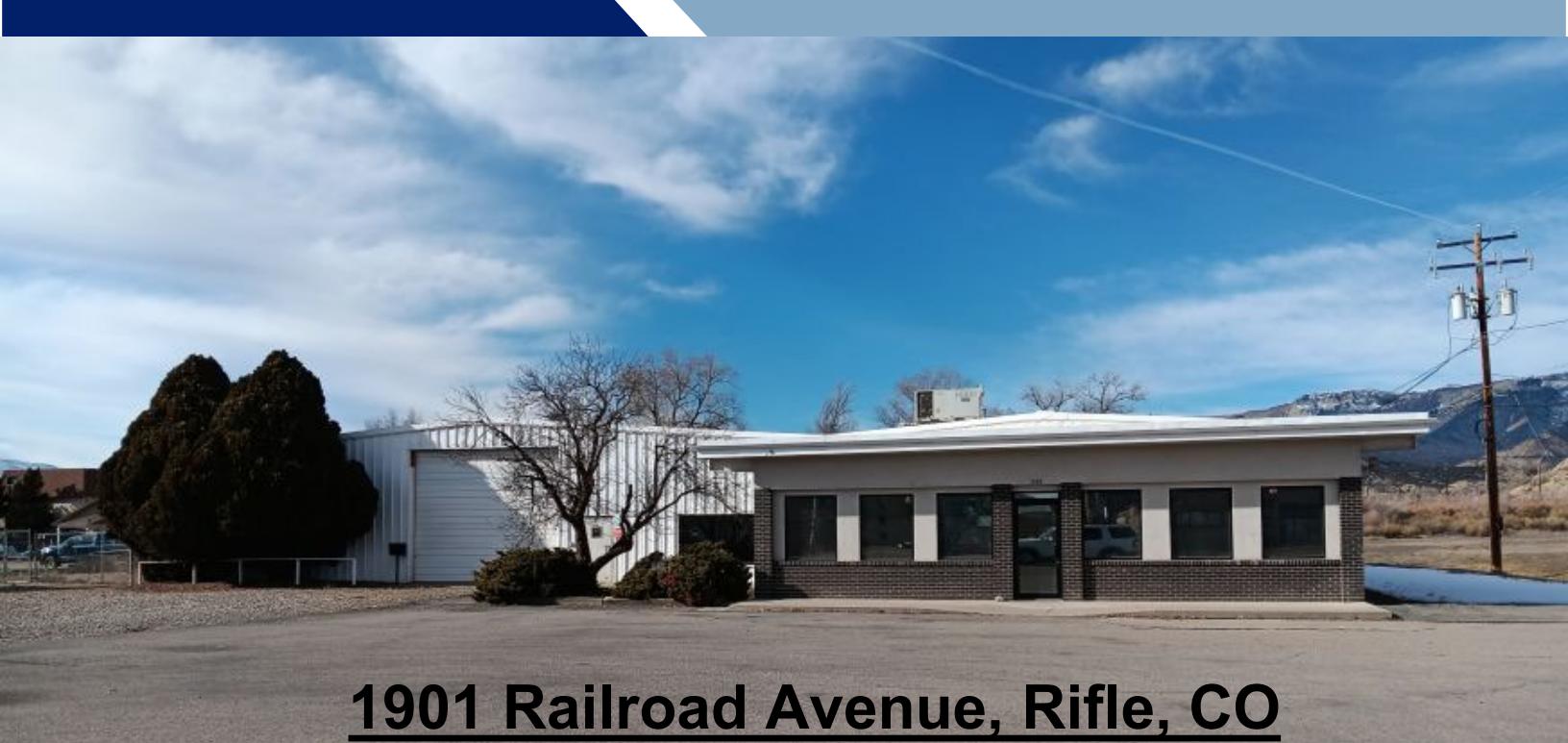


FOR SALE

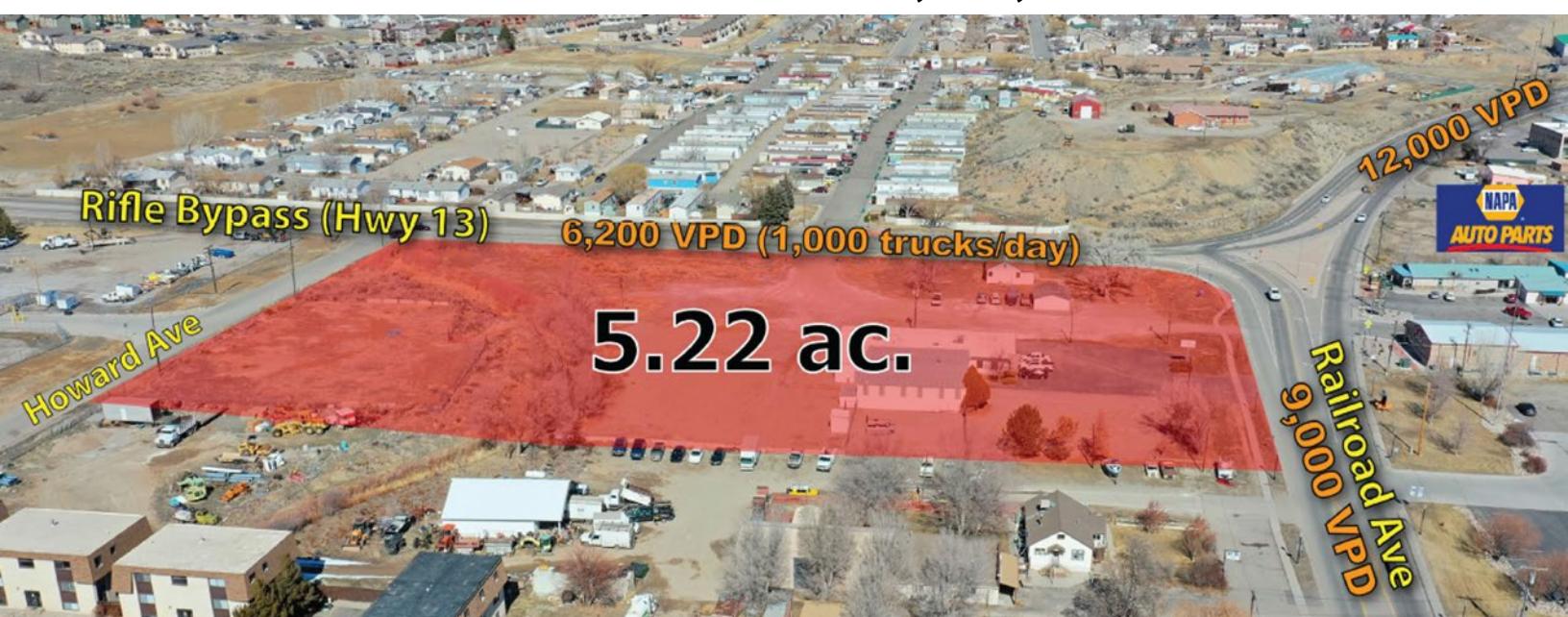


COLDWELL BANKER
COMMERCIAL
PRIME
PROPERTIES



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

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.

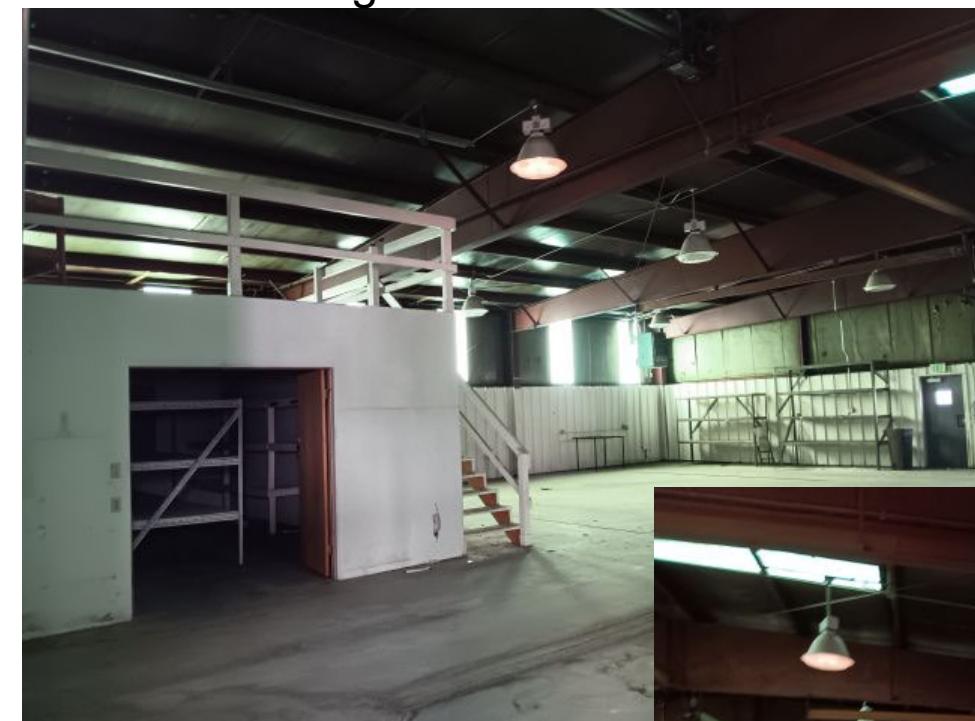


COLDWELL BANKER
COMMERCIAL
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PROPERTIES



Existing office/Warehouse

- Reception
- Twelve Offices
- Two Restrooms
- Inside Storage



- Two OH Doors
- Mezzanine Storage
- Office Access

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COMMERCIAL
PRIME
PROPERTIES

1901 Railroad Avenue, Rifle, Colorado



SITE PLAN

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

➤ Potential 3 - Parcel Subdivision

