

FOR SALE

2785 ACRIN AVENUE

VACANT LAND | GRAND JUNCTION



OVERVIEW

- **Prime 1.6-Acre Development Site**
- Orchard Mesa Retail Corridor
- Strategic MU-2 zoning
- High visibility
- Highway 50 frontage

OFFERED AT \$395,000

Seize a rare opportunity to anchor yourself in one of Orchard Mesa's fastest-growing commercial hubs!