

ML... 20253359 Status A List Pr... \$3,000,000 2497,2495,249... Grand Junction 81505



<b>Total Acres</b>	1.82	<b>Unit #</b>	
<b>Zoning</b>	CG	<b>Area</b>	GrndJctCty
<b>Irrig Water</b>	N	<b>Subdivision</b>	N/A
<b>Grazing Permits</b>		<b>Elem School</b>	Appleton
<b>Mineral Rights</b>		<b>Middle School</b>	West
<b>Con Easement</b>		<b>High School</b>	Grand Jct
<b>Lot Size</b>	1-1.99	<b>Taxes</b>	14,662.49
<b>Lot Dimensions</b>	370 x 240	<b>Tax Year</b>	2025
<b>Lot Size Source</b>	Assessor	<b>Parcel #</b>	2945-094-00-060
<b>Fronts</b>	N	<b>Lot</b>	N/A
<b>Elevation</b>	4,600	<b>Block</b>	
<b>Possible Use</b>	Commercial, Other-See Re...	<b>Tract/Filing/...</b>	
<b>Current Use</b>	COM	<b>Sp Asmnt Desc</b>	N/A
<b>Special Asmnt</b>	N	<b>Irrig District</b>	
<b>Lot Description</b>	150' + Frontage, Corner	<b>Irrig Descripti...</b>	
<b>Aprx Irrig Acres</b>	0.00		

CIC	Dues	Frequency	Web Address
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CIC Includes	None		
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<b>Improvements</b>	Fencing, Other-See Remarks, Residence
<b>Fence</b>	Chain Link, Partial
<b>Street Desc/A...</b>	City/Town

<b>Curbs &amp; Gutters</b>	Curbs In, Gutters In
<b>Crops</b>	None

<b>Residence</b>	Y	<b>Bedrms</b>	3	<b>Baths</b>	2	<b>Total Apx SqFt</b>	2132	<b>SqFt Source</b>	Assessor
<b>Style</b>			Ranch			<b>Year Built</b>	1954	<b>Year Remodel...</b>	1954
<b>Upper S...</b>	0	<b>Main S...</b>	2132	<b>Lower S...</b>	0	<b>Basement SqFt</b>	0	<b>Fin Bsmt S...</b>	0
<b>How Built</b>			Site Built			<b>Construction</b>	Wood Frame		
<b>Garage Capac...</b>			1	<b>Garage Type</b>			<b>Garage Dim</b>		25 x 25
<b>Energy Features</b>			None						

<b>Water</b>	City Water	<b>Access/Med Incl</b>	None
<b>Water Company</b>	Ute Water	<b>Electric Comp...</b>	Xcel
<b>Sewer</b>	Sewer Installed	<b>Gas Co</b>	Xcel
<b>Sewer Company</b>	CITY	<b>Docs on File</b>	Other-See Remarks

<b>Exclusions</b>	None
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<b>Directions</b>	One lot to the west of the South West Corner of Hwy 6&50 and 25 Rd. Access from W Independent Ave, or the Frontage Rd off of Hwy 6&50.
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<b>Public Remarks</b>	Commercial Lot on Hwy 6&50 with high traffic counts and strong visibility, close to Mesa Mall near the corner of 25 Rd and Hyw 6&50. Three (3) lots included together, consisting of 1.82 Acres total, allowing for huge commercial development potential, or a great site for an investor/user to locate their business with high-end visibility and traffic. One of the last and best land development sites on Hwy 6&50, adjacent to all the biggest names in retail, including Sams Club, Walmart, Lowes, Hobby Lobby, Discount Tire, Chick Fil A, Natural Grocers, TJ Max, Sportsmans Warehouse, Tractor Supply, and more. Property comes with 2 small homes located on the south parcel, and 1 small office building located on the NE parcel.
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07/16/20...

This information is deemed reliable, but not guaranteed.

