

# DENTAL CONDO FOR SALE

132 WALNUT AVE, 1ST FLOOR - F, GRAND JUNCTION, CO

LISTING ALERT





# PROPERTY FEATURES

Here's a unique opportunity to own a well-maintained dental office building, currently owned by four dentists. Each owner holds a share of the building and contributes to a monthly fee of \$1,006 per space (one owner with two spaces pays \$2,012 per month). These fees are pooled into a collective account dedicated to covering utilities such as electric, gas, and water for the entire building.

This shared fund is also used for maintenance and improvements of the building's common areas and exterior, ensuring the property is always in top condition. Each owner has an equal vote in deciding how the funds are used, providing a collaborative approach to property management.

Additionally, the building generates extra income from a salon tenant in the basement, contributing approximately \$800 per month towards the HOA account. This setup offers a unique opportunity for both active use and passive income potential.

Take advantage of this rare opportunity to invest in a well-run, income-generating dental office building with an established group of co-owners committed to maintaining a high standard for the property.



**1,706SF**

**Listing Price:  
\$511,800**

**4 Total Ops**

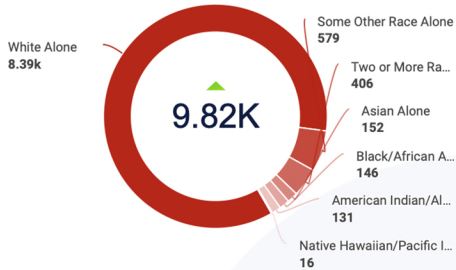


# DEMO- GRAPHICS

## High Density Populati...

395% Above your average location density

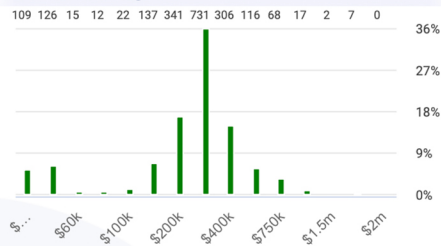
4.8K  
5K



## Median Home Value

1% similar to average site

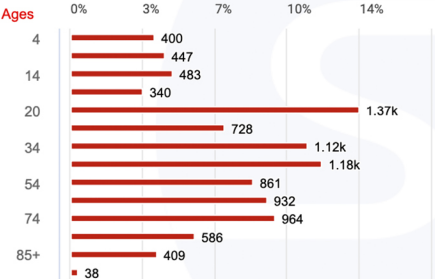
235K



## Median Age

8% similar to average site

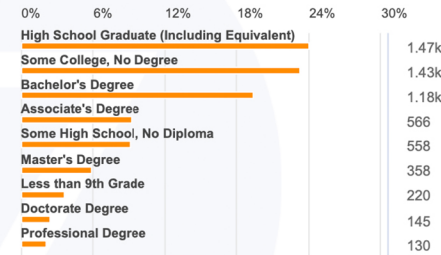
38 YEARS



## Education

More Educated than average site

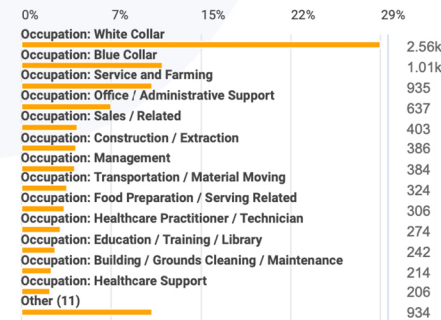
BACHELOR'S



## Employed Workforce

323% more employed workforce than average site

4.51K



## Median Income

-37% less affluent than average site

40.4K

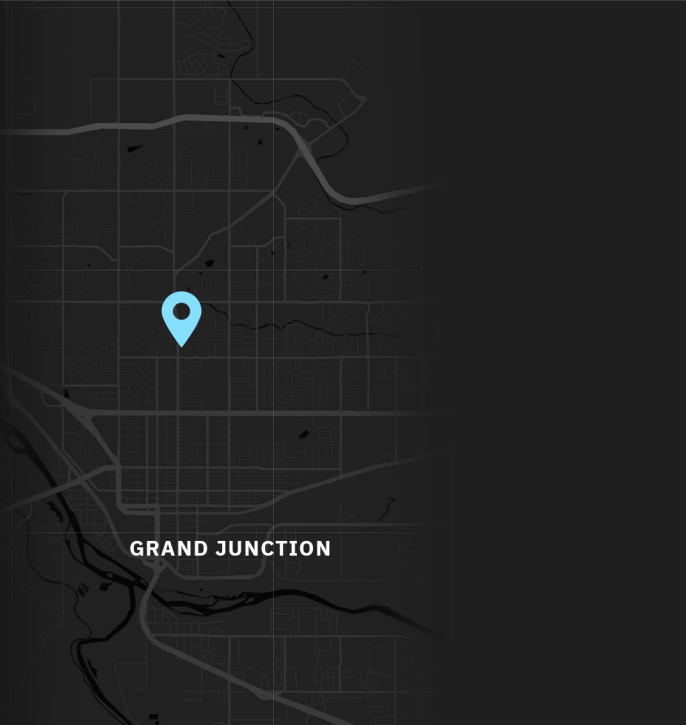


## INTERESTED?



For more information,  
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GRAND JUNCTION

