

FOR SALE



6,500 sqft for

\$689,900

549 S 10th St., GRAND JUNCTION

- 2500 sqft Office Space
- 4000 sqft Warehouse
- Central Location
- I-70B & Hwy 50 Access
- Flex up to 3 separate units with own meters
- Owned Solar Panels

Rare Central Opportunity— Thoughtfully Priced to Move!
Hard-to-find central location with immediate access to I-70B & Hwy 50! This versatile property offers 6,500 sq. ft. total — approx. 2,500 sq. ft. of finished office plus 4,000 sq. ft. of heated warehouse — and the flexibility for up to 3 separate units, each with its own entrance, gas & electric meter (demising needed). Features include three overhead doors, fenced yard, and 10 off-street parking spaces. The office area provides 7 main-level offices, conference & reception spaces, and central air, while the partially finished mezzanine could easily become additional 2nd-floor office space (not included in sq. ft.). Two office restrooms + one shop restroom for convenience. Located adjacent to the railroad (no spur).



CLICK TO SEE DETAILED MLS INFO

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