

# COMMERCIAL SPACE FOR SALE

707 Elberta Ave #102 | Palisade, CO 81526



## OVERVIEW

- Excellent 3,742 SF Commercial Space
- Attractive brick building in beautiful Palisade
- Off Street Parking
- Corner Lot with direct I-70 access
- Proximity to City Center
- Visibility

## TRAFFIC COUNTS

Interstate 70 E of Elberta Exit 21,840 AADT  
 Elberta Ave S of Wine Valley Rd 16,000 AADT

| DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| Current Population | 3,072    | 4,624    | 6,662    |
| Daytime Population | 2,714    | 3,978    | 5,529    |
| Average HH Income  | \$66,263 | \$76,943 | \$76,766 |
| Businesses         | 128      | 178      | 227      |

**OFFERED AT: \$775,000**

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