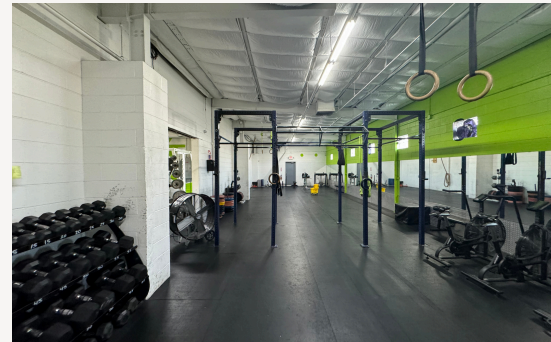


COMMERCIAL BUILDING FOR SALE

• 743 HIGHWAY 6&50 FRUITA, CO 81521 •

OFFERED AT \$750,000



Commercial Investment Available in Fruita, CO. Currently leased through May 2025, and performing at a 7.5% Cap Rate. Great long-term value and leasability with many different business uses and great access and visibility off of Hwy 6&50. Two Separate Buildings – Warehouse building is 5,187 SF with 2 overhead doors, 3-phase power, 2 restrooms, floor drains installed, etc. Office building (detached) is 864 SF with 2 private offices. Nice sized lot on .57 Acres with paved parking.

6,051 SQUARE FEET | 2 OVERHEAD DOORS | 3-PHASE POWER | 7.5% CAP RATE



KYLE SERRANO

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