

**OFFICE / WAREHOUSE FOR SALE**

539 32 Road | Grand Junction, CO 81504



**OVERVIEW**

- 3,600 office/warehouse
- \$33,400 NOI
- 7.9% cap rate
- Long-term tenant in place
- Functional building fits many needs

**TRAFFIC COUNTS**

32 Road S of I-70B 17,000 ADT  
I-70BL N of 32 Road 19,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	12,683	46,010	77,646
Daytime Population	9,875	33,620	64,006
Median HH Income	\$70,463	\$67,856	\$67,505
Businesses	258	705	1,747

**FOR SALE: \$425,000**

**Brian Bray | 970.986.0446 | Brian@brayandco.com**

BRAY COMMERCIAL | 1015 N 7th Street, Grand Junction, CO 81501 | 970.241.2909 | www.BrayCommercial.com

*This information was obtained from sources deemed reliable; however, Bray Commercial makes no guarantees, warranties or representation as to the completeness or accuracy.*