

COMMERCIAL BUILDING FOR SALE

2853 NORTH AVENUE
Grand Junction, CO 81501



OVERVIEW:

- High-visibility North Avenue location
- Large open dining and gathering hall complemented by a full commercial kitchen with dedicated prep and storage areas
- Functional layout featuring a reception/lobby area, multiple private offices and flexible open rooms
- Excellent potential for a restaurant, commissary, shared kitchen, nonprofit, service organization or community-focused facility
- ADA-accessible restrooms, refrigerated central air, a security system and a wet sprinkler system

TRAFFIC COUNTS:

North Avenue	Harris Road	22,000	ADT
28 1/4 Road	North Avenue	23,000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	10,395	73,244	113,145
Average HH Income	\$46,932	\$67,152	\$71,004
Businesses	441	3,215	4,828
Daytime Population	10,780	77,935	117,316

FOR SALE: \$1,150,000

ANDREA HAITZ | 970.986.0446 | Andrea@brayandco.com