

THE HILLTOP

MULTI-PARCEL COMMERCIAL OPPORTUNITY

GRAND JUNCTION, COLORADO

1129

COLORADO AVENUE

1.85 ACRES

 1129 Colorado Avenue
Grand Junction, CO 81501

ASKING PRICE

\$2,950,000



PROPERTY OVERVIEW

Exceptional multi-parcel commercial opportunity located in the heart of Grand Junction. Commonly known as "The Hilltop," this offering includes three separate parcels totaling approximately 1.85 acres with more than 25,000 square feet of existing improvements.

The property features multiple well-maintained buildings, extensive paved parking, outdoor recreation areas, and flexible mixed-use zoning within city limits.

Currently utilized as a Hilltop facility, the site presents strong potential for office, healthcare, educational, institutional, or redevelopment opportunities.

PROPERTY HIGHLIGHTS

-  Approx. 25,103 SF of improvements
-  Approx. 1.85 Acres total
-  Three separate parcels included
-  64 paved parking spaces
-  Outdoor recreation / park area
-  MU-2 & MU-3 zoning
-  Elevator access
-  Handicap accessible facilities
-  Staff kitchen & break area
-  Fire alarm & smoke detection systems
-  Prime central Grand Junction location
-  Sidewalk connectivity

PARCEL BREAKDOWN

-  **1129 COLORADO AVENUE**
Approx. 20,000 SF on 0.69 Acres
-  **1169 UTE AVENUE**
Approx. 0.93 Acres with paved parking (64 spaces) and outdoor recreation area
-  **1105 COLORADO AVENUE**
Two buildings totaling approx. 4,628 SF on 0.23 Acres

POSSIBLE USES

- Professional Office
- Medical / Healthcare Facility
- Educational Facility
- Community / Institutional Use
- Mixed-Use Redevelopment
- Investment Opportunity



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