

TURN-KEY BUSINESS AND REAL ESTATE OFFERING

IN COLORADO'S FRUIT AND WINE COUNTRY



PEAR BLOSSOM FARMS - A Legacy of Good Taste

3376 C Rd, Palisade, CO 81526

- ✔ 7.26 acres of prime agricultural land with irrigation water. Located on highly desirable East Orchard Mesa.
- ✔ 2,880 SF manufacturing kitchen, retail storefront, dry and cold storage
- ✔ 30+ year established business producing 29+ shelf stable products in distribution
- ✔ Land, Equipment, Inventory and Recipes all included in offering - making this a true turn key opportunity!



RE/MAX® 4000 inc.

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Grand Junction and Palisade Information

- ✓ Located in Palisade, CO in the Grand Junction MSA - population ~160,000
- ✓ Palisade is known for its orchards, vineyards and abundance of agritourism attractions
- ✓ At ~4,700 ft, the high desert climate produces some of the best stone fruit in the world
- ✓ Pear Blossom Farms sits at mile 8 of the Palisade Fruit & Wine Byway - a well traveled road by locals and tourists alike for fresh produce, numerous wineries and breathtaking scenery



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