



PATTERSON RD INVESTMENT OPPORTUNITY GRAND JUNCTION, CO



FOR SALE

**2474 PATTERSON ROAD | COMMERCIAL OFFICE BUILDING
FULLY LEASED | OFFERED AT \$5,995,000**

Theresa Englbrecht

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2474 PATTERSON ROAD
GRAND JUNCTION, CO 81505

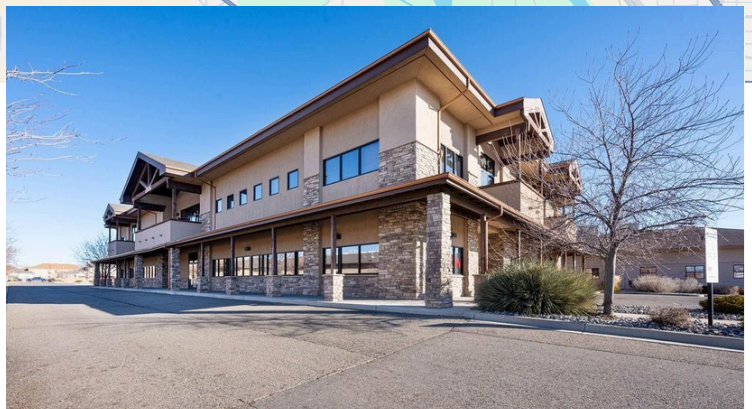
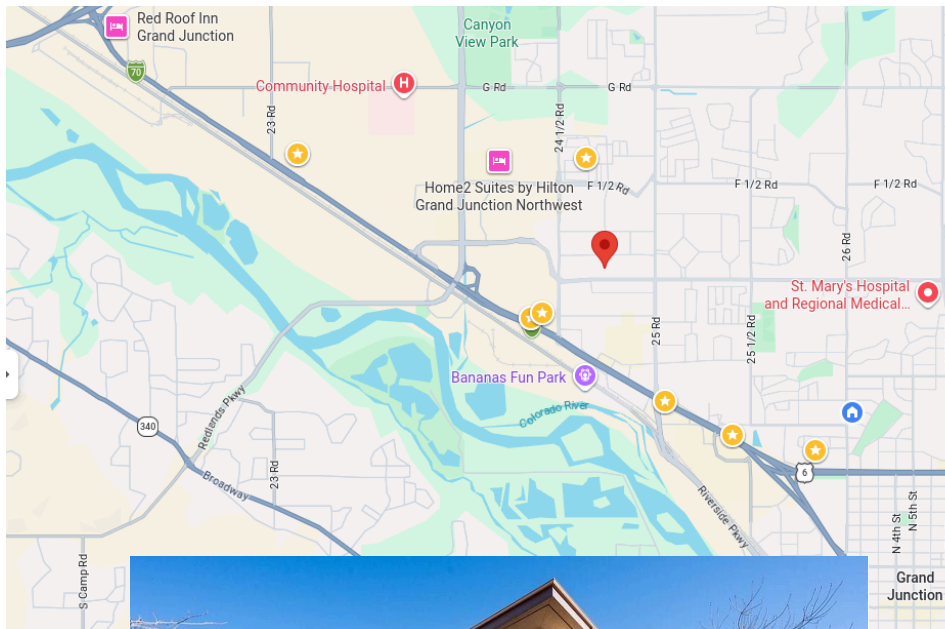


PROPERTY DETAILS

OFFERED AT \$5,995,000

Prime Office Location

This property offers a prime office location along the bustling Patterson Road corridor, strategically positioned between St. Mary's Hospital and Community Hospital. With 21,805 square feet of office space spread across two floors, this building sits on 1.82 acres, providing ample parking options both at the front and rear.



Fully Leased

Currently the 1st floor has 9,156 rentable square feet of space leased to a real estate company, with lease terms available upon request. Community hospital has leased 3,800 SF of the 2nd floor. Seller leases 5400 square feet of the second floor for his Major Mortgage business. This offers immediate income potential for investors. With its prime location, spacious layout, and potential for further lease or customization, this property is an excellent opportunity either as a solid investment or as a headquarters for your corporation.

Theresa Englbrecht: 970-201-1849 / theresa@venturegj.com



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DETAILS



Address: 2474 Patterson Rd

County: Mesa

Cap Rate: 7%

NOI: \$409,500

Building Size: 21,805 SF /

18,077 SF Rentable

Land Size: 1.82 acres

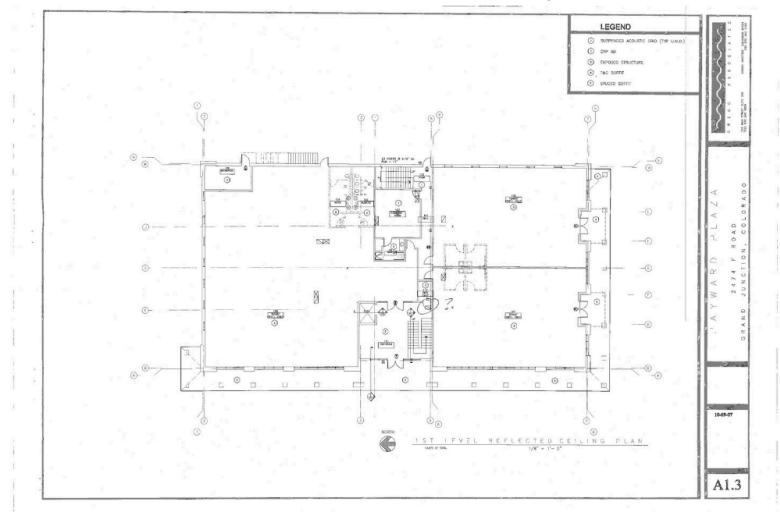
Year Built: 2008

Zoning: MU-2

Parking: 75 spaces, 2

Entrances

SITE PLAN - FIRST FLOOR - 11,020 SF



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LEASE INFORMATION

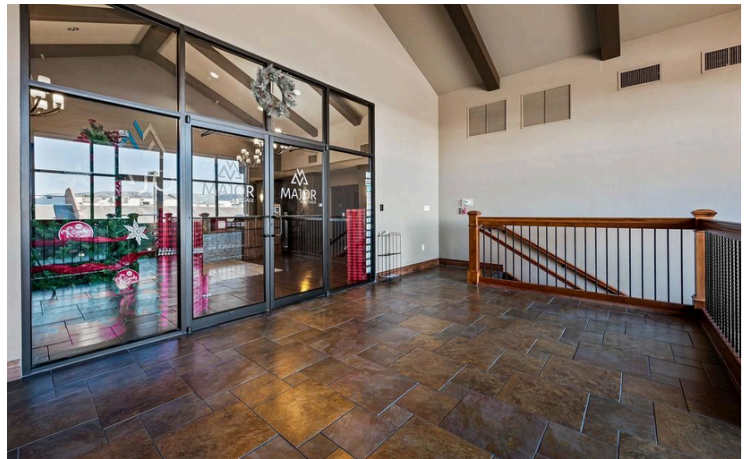
First Floor

Tenant: Keller Williams
Lease Term: Thru May 2027
Options: One 5-year option
Lease type: NNN \$6/SF



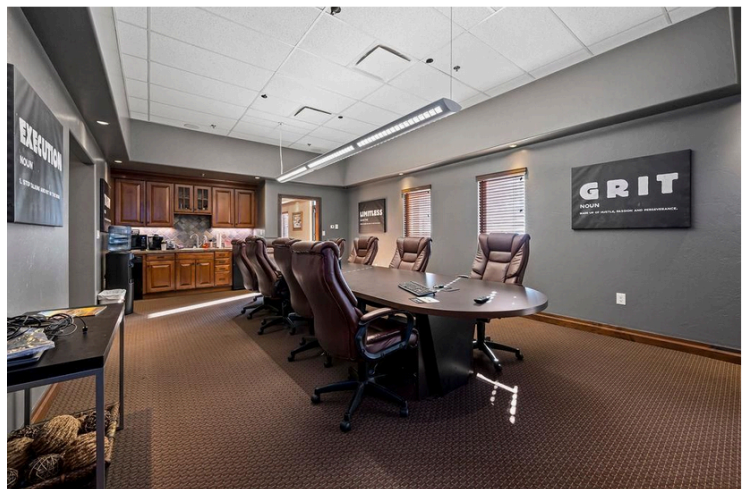
Second Floor

Tenant: Major Mortgage
Lease Term: Lease back 5,400 SF
to buyer
Options: TBD
Lease type: NNN \$6/SF



Second Floor

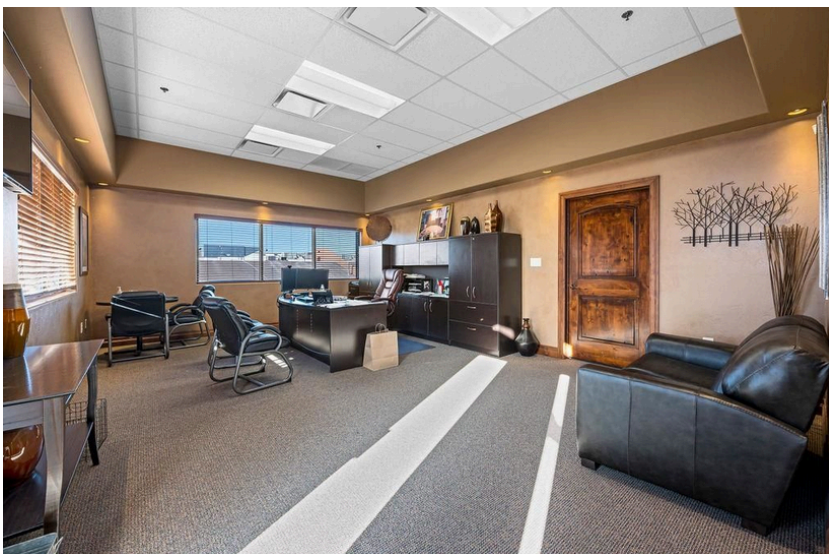
Tenant: Community Hospital
Lease Term: 3 years
Options: One 3 year renewal
Lease type: NNN \$6/SF



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PHOTOS



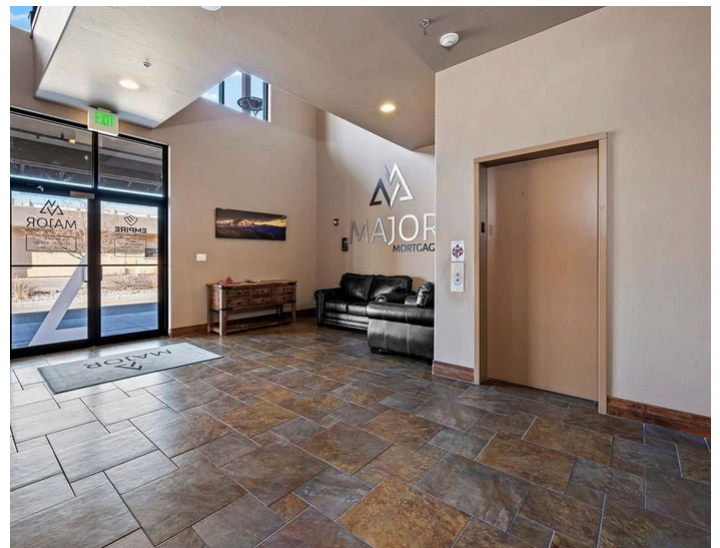
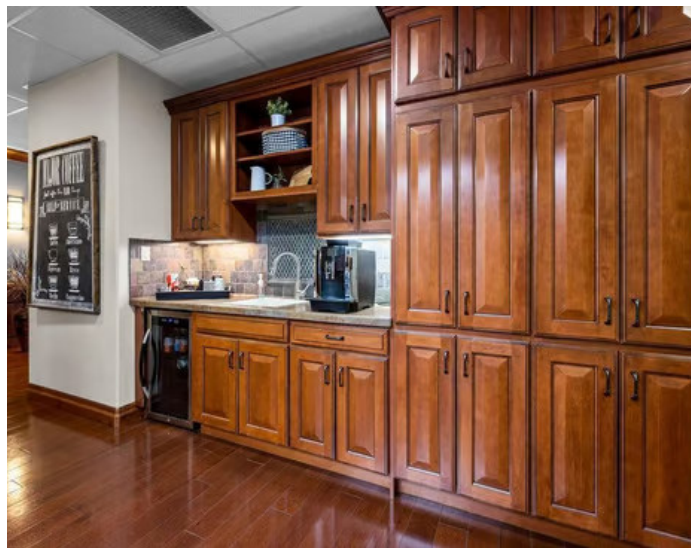
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PHOTOS





THERESA ENGLBRECHT | COMMERCIAL BROKER



Education:

Bachelors of Science degree in
Mechanical Engineering, Northern
Arizona University

About Theresa:

Theresa is an experienced commercial real estate professional with an impressive record of success. Theresa has a broad back ground that enables her to meet the wide-range of needs for her clients.. Described as organized, competent and resourceful, Theresa has over 20 years of Commercial market experience and knowledge , with a focused determination to make each commercial real estate endeavor a success.

