

FOR SALE — GRAND JUNCTION, COLORADO

# 345 North Avenue

Grand Junction, CO 81501 · Two-Parcel Site

## PROPERTY OVERVIEW

A distinctive commercial opportunity comprising two parcels, offering exceptional development flexibility along one of Grand Junction's most accessible corridors. Strategically positioned with strong visibility on North Avenue, this site is well-suited for a variety of commercial or redevelopment ventures.

## PROPERTY HIGHLIGHTS

- High-visibility location along North Avenue
- Adjacent parcel included in the sale
- Flexible commercial or redevelopment use
- Convenient access within Grand Junction
- Two parcels for added site flexibility
- Strong redevelopment potential

## PARCEL DETAILS

APN 2945-142-03-020

### Main Parcel

Primary site located at 345 North Avenue — the focal point of this commercial listing.

APN 2945-142-03-019

### Adjacent Parcel

Approximately 0.11 acres, included in the sale to expand the overall site footprint.

Buyers are encouraged to verify intended use with the City of Grand Junction Planning Department. All information deemed reliable but not guaranteed. Subject to errors, omissions, and prior sale.

## YOUR AGENTS

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HELPING HOMEOWNERS

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