

FOR SALE

Zoned Commercial

\$3,200,000

516 28 Rd, Grand Junction,
Co 81501

MLS#20250204



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FEATURES

- ✔ 1.45 Acre Lot
- ✔ 12,360 S/F
- ✔ Open Waiting Area
- ✔ Location
- ✔ Ample Parking
- ✔ 4 separate Restrooms
- ✔ 32 Private Offices
- ✔ 2 Breakrooms
- ✔ 2 lobby workstations
- ✔ 3-car drive-thru lane
- ✔ Conference Room
- ✔ 1-car ATM drive-thru lane

ABOUT THIS PROPERTY

A highly visible, well-located property offering a 12,360 Sq. Ft. free-standing building on a 1.45-acre lot. This property features direct access from 28 Road and is equipped with ample parking and modern amenities.

Situated in a dense commercial and residential area surrounded by apartments and local, regional, and national brands, this property presents an ideal opportunity for investors and/or owner-users alike, suitable for businesses in accounting, legal services, or other professional uses. It is conveniently located just 0.15 miles from North Avenue and less than a mile from key destinations such as Lincoln Park, Red Cliff Pointe Shopping Center, the VA Hospital, Dollar Tree, Big 5 Sporting Goods, U-Haul Moving & Storage, and more. Tenant in place. Lease terms 3,000 S/F, \$3,750 Mo Base (\$15.00 S/F), Tenant pays prorated property tax, utilities insurance, and maintenance. Lease space includes branch, drive through teller lines and vault.



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