



758 Railroad Ave., Rifle, CO 81650 970-625-1616

Information available 24 hours a day at
www.goldstarrealtyinc.com

GRAND RIVER PLAZA

Address: 795 Megan Avenue, Rifle, CO

Price: \$1,500,000

Earnest Money: \$25,000

Terms: Cash or New Loan

MLS #: 146002

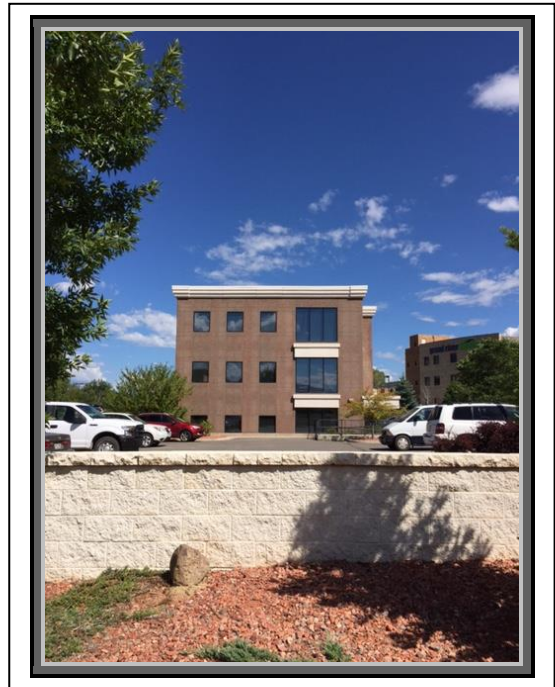
Subdivision: Grand River Plaza

Legal: Section: 16 Township: 6 Range: 93 Subdivision:

GRAND RIVER PLAZA Lot: 4 STATE

EXEMPT# 23-01082-05 LEASEHOLD IMPROVEMENTS

Taxes: \$13,013.00 / 2015



3 story professional office building, adjacent to Grand River Medical Center. Building is fully occupied with leases in place. 30 paved parking spaces. (Adjoining vacant lot 5 can be purchased for an additional \$250,000 - call for specific details.)

Year Built: 2005
Apx. Sq.Ft: 11,597
Apx. Lot Size: 22,330 sf
Acres: 0.51
Construction: Steel/Metal
Roof: Membrane
Substructure: Slab
Allowable Uses: Office
Current Use: Medical, Office
Bldg, Professional Service

Occupant: Tenant occupied
Multiple Leases
Heat/Cooling: A/C; Forced Air
Sellers Disclosure:
Tax Dist:043
Zoning: Community Service
Possession: Negotiable

Inclusions: Grand River Plaza 1 Signage

Exclusions: Personal Property of Tenants

Listed by: Cindi Fenney, GRI, MRS, ePro
625-1616 or 1-888-264-6128



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