

MULTI-PARCEL COMMERCIAL PROPERTY GRAND JUNCTION, CO



FOR SALE

1027 S. 7th St., 1111 S. 7th St., and 620 Nolan Ave.

**Three adjoining properties offered together on
S. 7th street, in a Colorado Opportunity Zone**



Theresa Englbrecht

✉ theresa@venturegj.com

☎ (970) 201-1849

🌐 www.venturegj.com

1027 S. 7th, 1111 S. 7th, and 620 Nolan Ave
GRAND JUNCTION, CO 81505



PROPERTY DETAILS

OFFERED AT \$3,100,000

Three Adjoining Properties:

- Located on the South 7th Street Corridor in Grand Junction
 - this district is undergoing rapid transformation
 - property falls within a Colorado Opportunity Zone



First time offered together:

- 1027 S 7th St., 1111 S. 7th St., and 620 Nolan Ave
 - combined commercial and light industrial investment
 - directly in the path of the city's riverfront revival



Prime Location:

- Just north of Riverside Parkway and Las Colonias development—central to Grand Junction's economic revitalization zone.
- Businesses emerging along 7th Street include a martial arts studio, restaurant, manufacturer, civil engineering office, and gym.

Sale Listing: 1111 S 7th and 1027 S 7th Street are also individually listed for sale on the MLS.

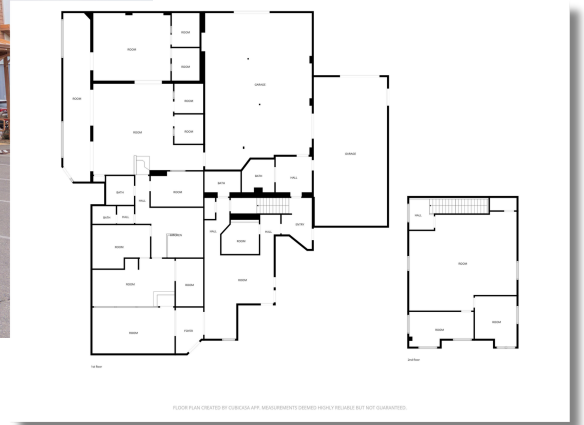


1027 S. 7th, 1111 S. 7th, and 620 Nolan Ave
GRAND JUNCTION, CO 81505



OFFERINGS

1111 S. 7th Street & 620 Nolan Ave



- Light industrial/office building—7,673 sq. ft. on a 0.48-acre lot.
- Built in 1958, remodeled several times.
- Adjoining lot at 620 Nolan provides an additional 0.44 acres for fenced storage or parking.
- Total area for these two lots: 0.92 acres.
- Two-story structure with 10 offices; flexible footprint suitable for varied uses.
- Combined parcels ideal for commercial, industrial, retail, or redevelopment purposes.



1027 S. 7th, 1111 S. 7th, and 620 Nolan Ave
GRAND JUNCTION, CO 81505



PHOTOS



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

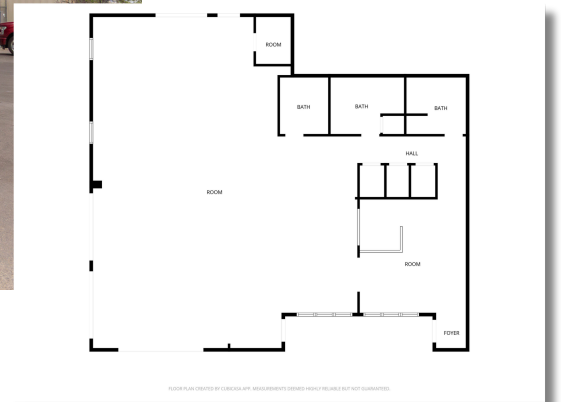


1027 S. 7th, 1111 S. 7th, and 620 Nolan Ave
GRAND JUNCTION, CO 81505



OFFERINGS

1027 S. 7th Street

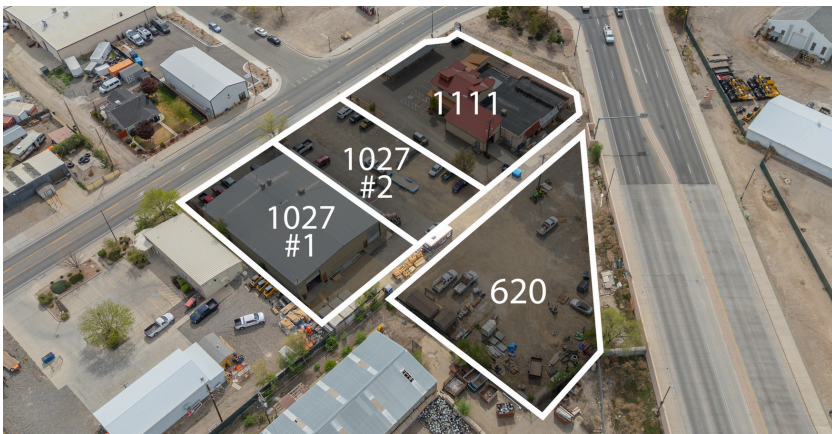


- Modern, spacious shop/warehouse floor space—7,890 sq. ft.
- Front tenant operates a Jujitsu gym (2,905 sq. ft.).
- Additional 5,000 sq. ft. potential expansion area.
- Contemporary design suitable for open display, showroom, or operational space; potential for a small garage bay.
- Consists of 2 parcels, total area 0.60 acres.

1027 S. 7th, 1111 S. 7th, and 620 Nolan Ave
GRAND JUNCTION, CO 81505



PHOTOS



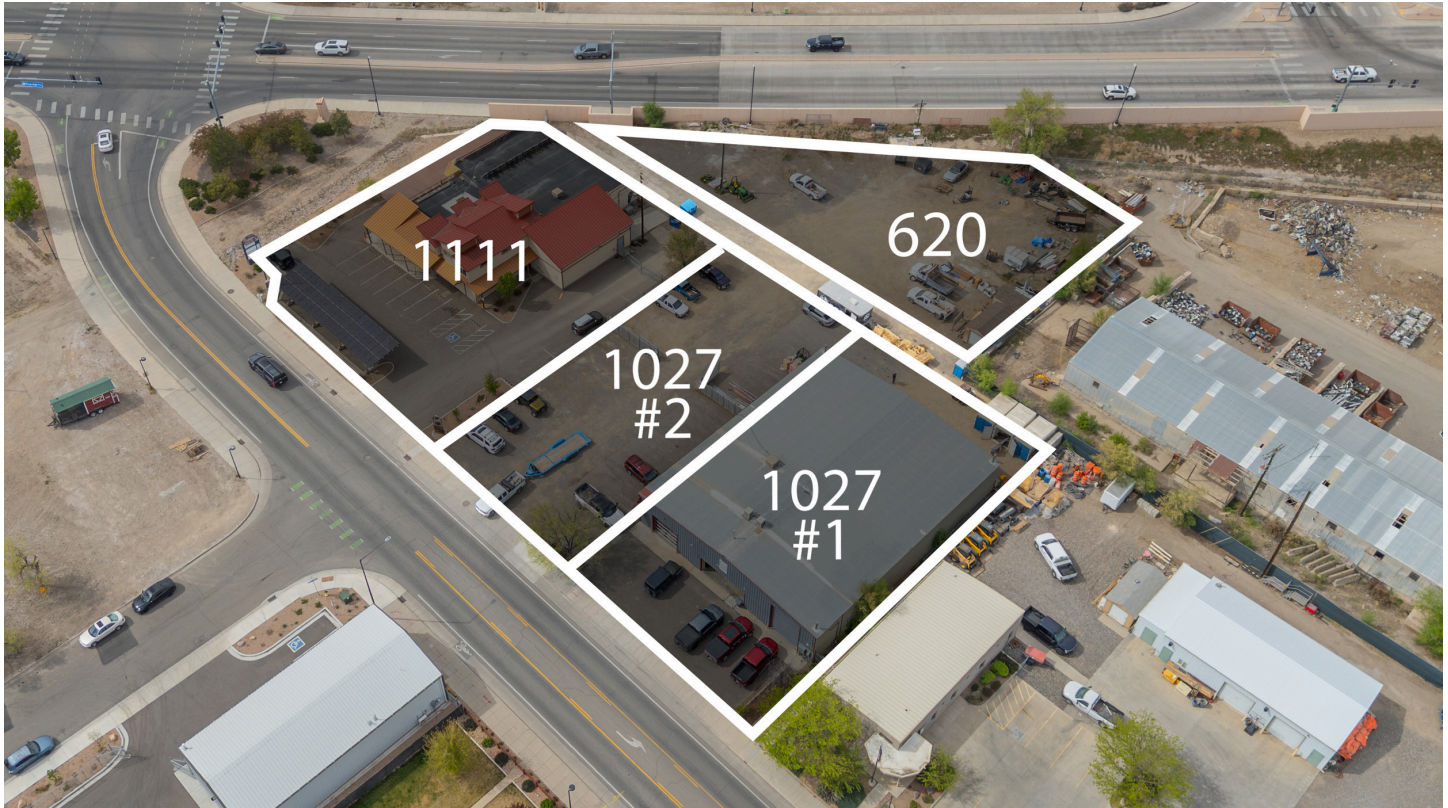
Theresa Englbrecht: 970-201-1849 / theresa@venturegj.com



1027 S. 7th, 1111 S. 7th, and 620 Nolan Ave
GRAND JUNCTION, CO 81505



OPPORTUNITY ZONE



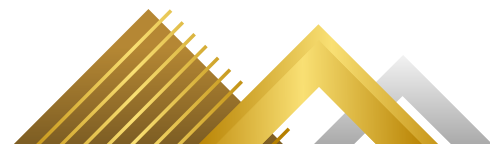
Grand Junction is home to several federally designated **Opportunity Zones**, offering significant tax advantages for investors while supporting economic growth and development in the region.

Investors who reinvest capital gains into Qualified Opportunity Funds may receive:

- Deferral of capital gains taxes
- Potential reduction of tax liability over time
- Tax-free growth on investments held long-term

Learn more about this offering at 1111s7thgj.com.

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





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.

