

PRICE REDUCTION

MIXED USE BUILDING
FOR SALE

922
8TH AVENUE

OWNER/USER PURCHASE
OPPORTUNITY

GREELEY, COLORADO 80631



CUSHMAN &
WAKEFIELD

VIEW VIDEO TOUR





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8TH AVENUE

This prime mixed-use building presents a unique opportunity to either live in the upscale residential apartment while leasing the ground-level retail/office space, or operate your business in the commercial unit and rent out the apartment for passive income. Featuring high-end finishes, this property is located in the heart of historic downtown Greeley, offering excellent foot traffic and visibility. With thousands of residents and amenities within walking distance, it's an ideal blend of luxury living and business potential.

MIXED USE BUILDING FOR SALE

SALE PRICE: ~~\$1,151,500 (\$204.96/SF)~~
\$895,000 (\$136.12/SF)

BUILDING SIZE	6,575 SF
LOT SIZE	0.06 AC (2,526 SF)
STORIES	2 Stories with Finished Basement
ZONING	C-H Greeley

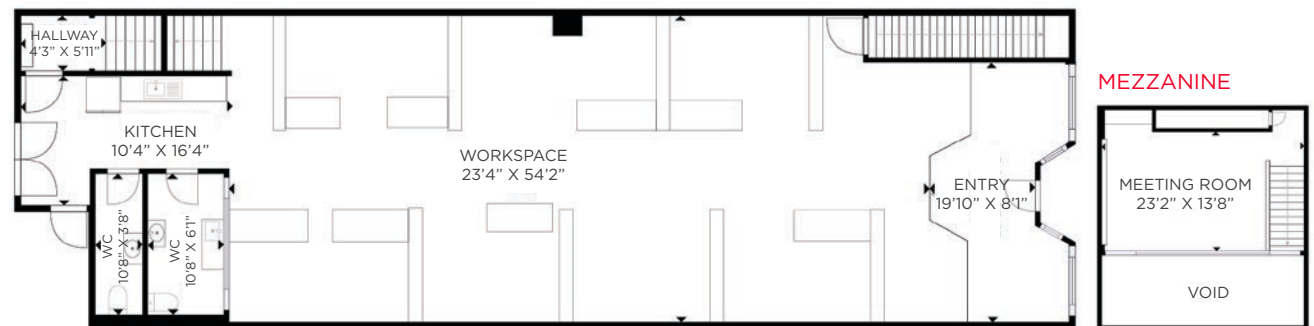
LOWER	2,075 SF
MAIN	2,425 SF
UPPER	2,075 SF
TOTAL	6,575 SF



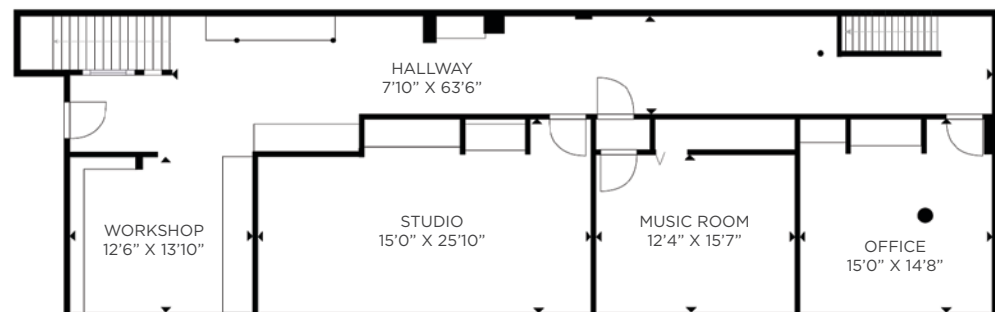
UPPER (2 BED/1 BATH LOFT STYLE APARTMENT)



MAIN (COMMERCIAL SPACE W/ HIGH CEILINGS & MEZZANINE)



LOWER (3 FINISHED OFFICES W/ WORKSHOP SPACE)



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PHOTOS

MAIN LEVEL



MAIN LEVEL



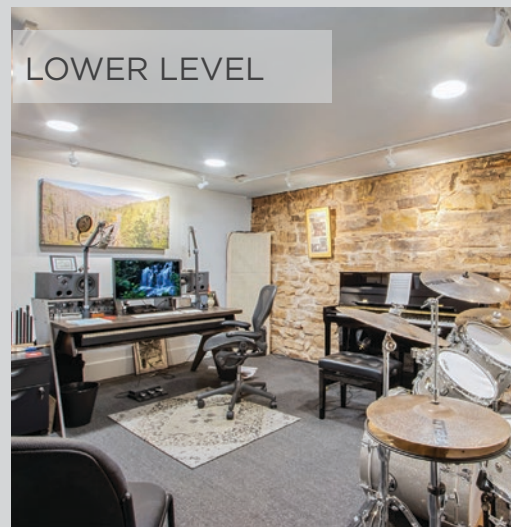
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



UPPER LEVEL



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AKI PALMER
Executive Director

+1 970 267 7727

aki.palmer@cushwake.com

COLE VANMEVEREN
Director

+1 970 219 3802

cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T: +1 970 776 3900

F: +1 970 267 7419

cushmanwakefield.com



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DEMOGRAPHICS

Avg. Household Income	\$74,968
3 Mile Population	76,604
3 Mile Households	27,137
Daytime Employment	34,849