

603 & 611 18TH STREET

GREELEY, CO 80631

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FULLY RENOVATED DUPLEXES FOR SALE
CAN BE SOLD TOGETHER OR SEPARATELY
TOTAL SALE PRICE: \$1,075,000
603 18TH ST: \$515,000 | 611 18TH ST: \$560,000
CAP RATE: 8.19%

 **CUSHMAN &
WAKEFIELD**

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PROPERTY HIGHLIGHTS

This property, originally built in 1918 and renovated in 2022 with new roofs installed in 2020, is comprised of two duplexes situated on separate but contiguous parcels.



Outstanding unit mix



Parking for each unit & ample street parking



On-site, free laundry room in each building common area



Conveniently located near UNC & Downtown Greeley



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TOTAL SF

3,028 SF

SALE PRICE

\$515,000

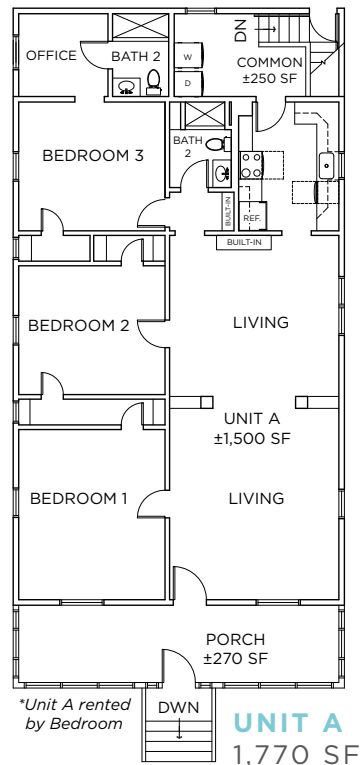
PRICE/SF

\$170.08/SF

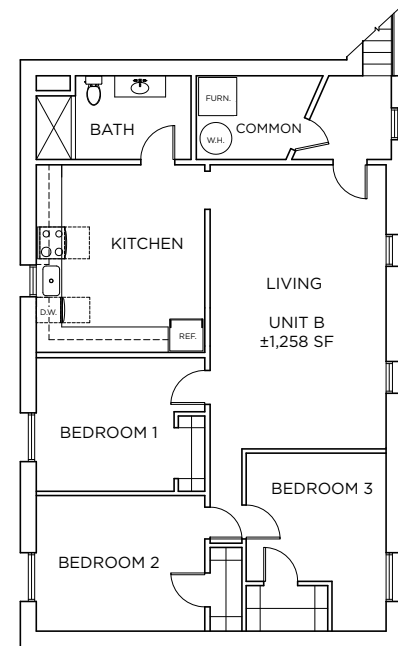
PRICE/UNIT

\$257,500

**Plus a 500 SF, 2-car detached garage*



UNIT A
1,770 SF



UNIT B
1,258 SF



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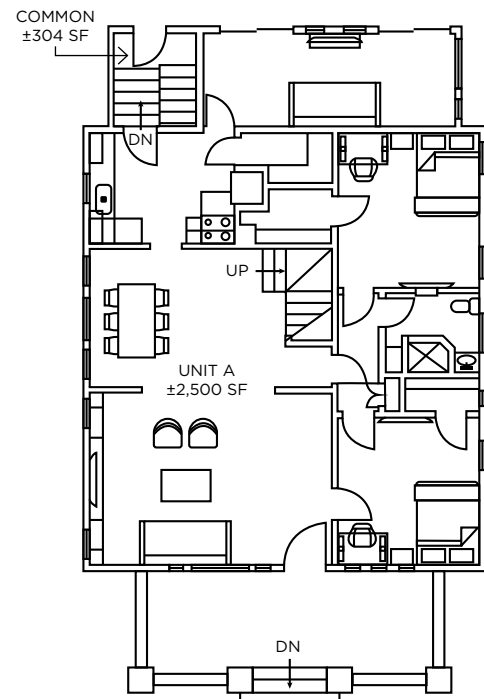
611
18TH STREET

TOTAL SF
3,783 SF

SALE PRICE
\$560,000

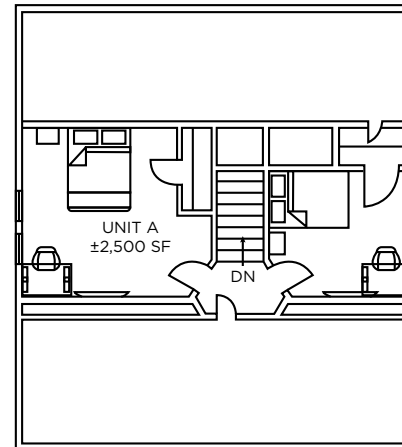
PRICE/SF
\$148.00/SF

PRICE/UNIT
\$280,000

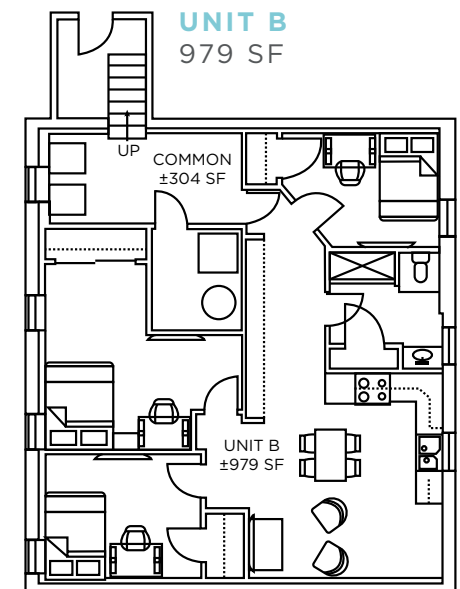


First Floor

UNIT A
2,500 SF



Second Floor



Unit B

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Rent numbers based on actual renewal rates that are adjusting in 2025

TENANT	MONTHLY RENT	UTILITIES	PET RENT	TOTAL MONTHLY RENT	TOTAL ANNUAL REVENUE	LEASE TERM
603 18th St Unit A 3 Bed/2 Bath	\$1,995.00	\$425.00	\$-	\$2,420.00	\$29,040.00	06/07/2025 to 05/31/2026
603 18th St Unit B 3 Bed/1 Bath	\$1,745.00	\$395.00	\$40.00	\$2,180.00	\$26,160.00	08/01/2025 to 07/31/2026
603 18th St Garage #1	\$125.00	\$-	\$-	\$125.00	\$1,500.00	6/7/2025 to 5/31/2026
611 18th St Unit A 4 Bed/2 Bath *Includes 603 18th St Garage #2	\$2,450.00	\$495.00	\$80.00	\$3,025.00	\$36,300.00	07/01/2024 to 06/30/2025
611 18th St Unit B 3 Bed/1 Bath	\$1,545.00	\$375.00	\$35.00	\$1,920.00	\$23,075.00	08/01/2025 to 07/31/2026
				\$7,860.00	\$116,075.00	

ESTIMATED 2025 OPERATING EXPENSES	
603 18th St Taxes	\$1,846.18
611 18th St Taxes	\$2,013.26
Insurance	\$3,850.00
Utilities	\$12,573.34
Maintenance	\$4,239.80
Total Operating Expenses	\$24,522.58

Gross Annual Revenue	\$116,075
3% Vacancy Reserve	\$3,482.25
Net Gross Revenue	\$112,592.75
Total Operating Expenses	\$24,522.58
NOI	\$88,070.17
Cap Rate	8.19%

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Located about 60 miles north of Denver in Weld County, Greeley is a college town that's home to both the University of Northern Colorado (UNC) and Aims Community College. The city's thriving economy, which is rooted in agriculture and food processing, has been named a "boomtown" and one of the best places to raise a family in Colorado. It's latest award, "Community of the Year".

Source: greeleygov.com

Founded in 1889, UNC is home to more than 100 undergraduate programs and 120 graduate programs. The campus is located between the Rocky Mountains and Colorado's high plains, and less than an hour from Denver. UNC fields 19 intercollegiate athletic teams in the Big Sky Conference with three volleyball championships, a women's soccer championship, and a women's basketball championships.



GREELEY/WELD COUNTY DEMOGRAPHIC HIGHLIGHTS

- As of 2024 the region's population increased by 13.5% since 2019, growing by 43,692. Population grew 30% from 2010-2020 and is expected to increase by 12.5% between 2024 and 2029, adding 45,869. It is predicted to double by 2050.
- The community is one of the youngest in Colorado, with an average age of 31
- #1 Fastest Growing County in Colorado in 2024
- Greeley has access to abundant land and water which can support a population up to 450,000
- Key Industry targets for Greeley include agriculture, energy, manufacturing, construction, education, healthcare and government, most of which do not have remote work



370,000
2025 TOTAL
POPULATION



118,000
TOTAL REGIONAL
EMPLOYMENT



\$99,240
MEDIAN HOUSEHOLD
INCOME

Source: CoStar, 2025

GREELEY/WELD COUNTY AREA ACCOLADES

- Ranked as a top 40 Boomtown in the USA due to its GDP growth, growth of local businesses, and growth in number of local housing units (*Greeleychamber.com*)
- Voted "Community of the Year" in 2024 for its focus on residential growth, proactive economic development and community engagement (*Community Playmaker*)
- Finalist two years in a row for the National Recreation and Parks Association (NRPA) Gold Medal Class III Award for populations 75,001-150,000, which recognized excellence in the field of parks and recreation nationwide
- Greeley has been ranked #8 on the 2019 Best Small Real Estate Market study (*Wallethub*)
- Greeley metro area in Colorado reported 15.3% population growth in the last five years, the 19th most among 381 U.S. metro areas with available data as of 2022 (*24/7 Wall Street*)
- Greeley metro area in Colorado is projected to grow to 655,000 in 2060. This expected growth is the sixth highest of all 384 U.S. metro areas (*24/7 Wall Street*)

DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
2024 Population (Pop.)	18,518	136,441	170,734
2029 Pop. Projection	21,779	160,672	200,880
2024 Households (HH)	6,280	48,341	60,638
2029 HH Projection	7,507	57,279	71,768
Avg. HH Income	\$56,574	\$77,271	\$85,552



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