



VERSATILE OWNER-USER OR SALE-LEASEBACK OPPORTUNITY

3109 35TH AVENUE, BUILDING H GREELEY, COLORADO

6,253 RSF PROFESSIONAL SERVICES BUILDING



**CUSHMAN &
WAKEFIELD**

FOR SALE

**3109 35TH AVENUE, BUILDING H
GREELEY, COLORADO**

\$1,100,000 (\$176/SF)

Property Highlights

Cushman and Wakefield is pleased to present this four condo building. The current owner/occupier will entertain offers to lease back the building for up to five years with his business or sell empty. It already has four condo's so is naturally a good fit to lease out to four tenants or occupy the whole building and flexibility in between.

- High visibility location with strategic access to I-25
- Modern interior and functional layout
- Flexible R-3 zoning supports uses including medical, legal, financial and, consulting
- On-site parking ensures easy access for employees and visitors



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OPPORTUNITY



Owner-User Potential

Ideal for businesses seeking to own their space and capitalize on long-term equity.



Sale-Leaseback Option

Seller open to leasing back the property, offering immediate cash flow and a stable tenant for investors.

Why Invest Here?



Prime Location: Just two blocks south of US Highway 34, the property enjoys direct access to regional markets including Loveland, Windsor, and Fort Collins.



High Visibility: With over 19,000 vehicles per day on 35th Avenue, the site offers unmatched exposure for tenants and long-term value for owners.



Retail Synergy: Surrounded by anchors like Home Depot, Natural Grocers, and Centerplace Shopping Center, the area draws consistent consumer traffic and supports a thriving business ecosystem.



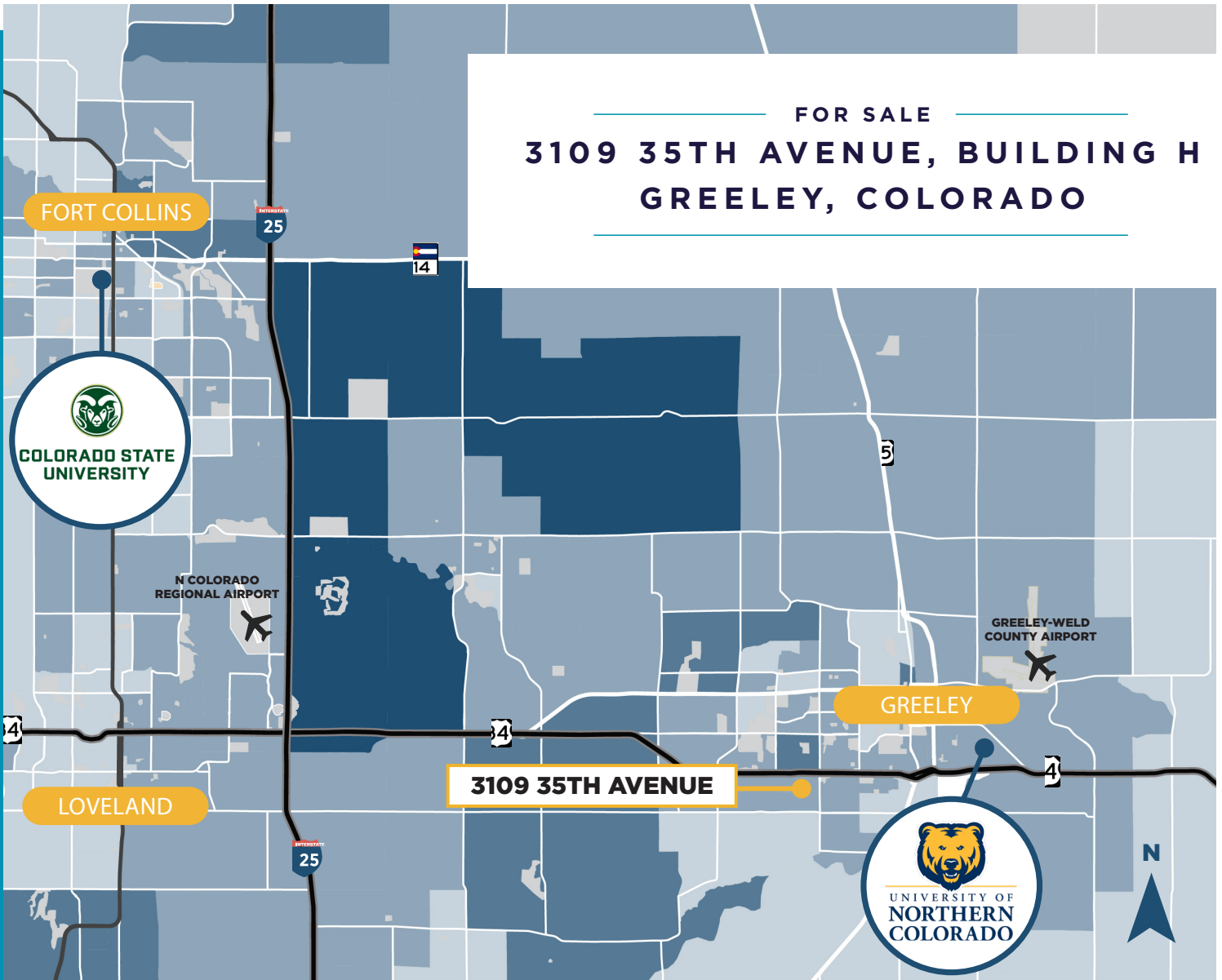
Demographic Momentum: West Greeley is home to a young, educated, and growing population, with strong demand for professional services and community amenities.



Future Development: The nearby Greeley Westside Project, a proposed 300-acre mixed-use development, is set to introduce new entertainment, hospitality, and residential components—driving future appreciation and tenant demand.

FOR SALE

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POPULATION GROWTH
(2023-2028)

