

# FOR SALE

105 West Main Avenue  
Pierce, CO 80650

## RETAIL / OFFICE VISIBLE ON HIGHWAY 85

PROPERTY TYPE  
**COMMERCIAL**

AVAILABLE  
**1,440 SF**

PRICE OR LEASE RATE  
**\$475,000**



### FEATURES:

- Hard corner location at Highway 85 and Main Avenue, the main entrance to Pierce
- Large lot with parking, room to expand, or redevelopment potential
- 0.50 acres on two parcels
- Includes fully finished basement
- Traffic counts Highway 85 traffic and Main Avenue 5,666

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

**Gage Osthoff** Managing Broker/Partner  
970.396.5166  
gosthoff@realtecgreeley.com



**Brian Franzen**  
970.301.0266  
brian@briansellsnoco.com

VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)



# FOR SALE

105 West Main Avenue  
Pierce, CO 80650



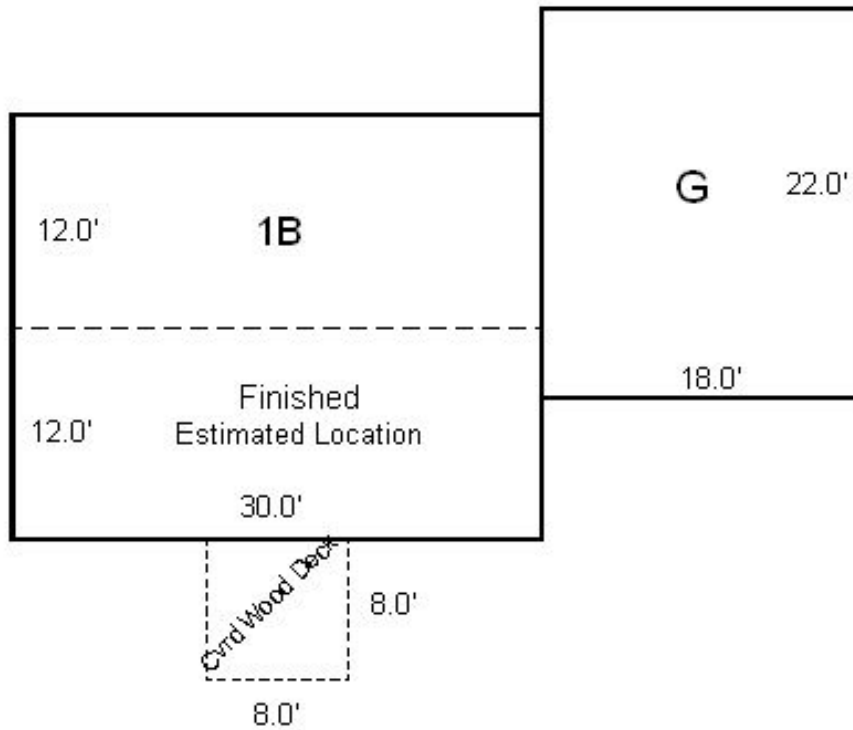
VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)



# FOR SALE

105 West Main Avenue  
Pierce, CO 80650

# SITE PLAN

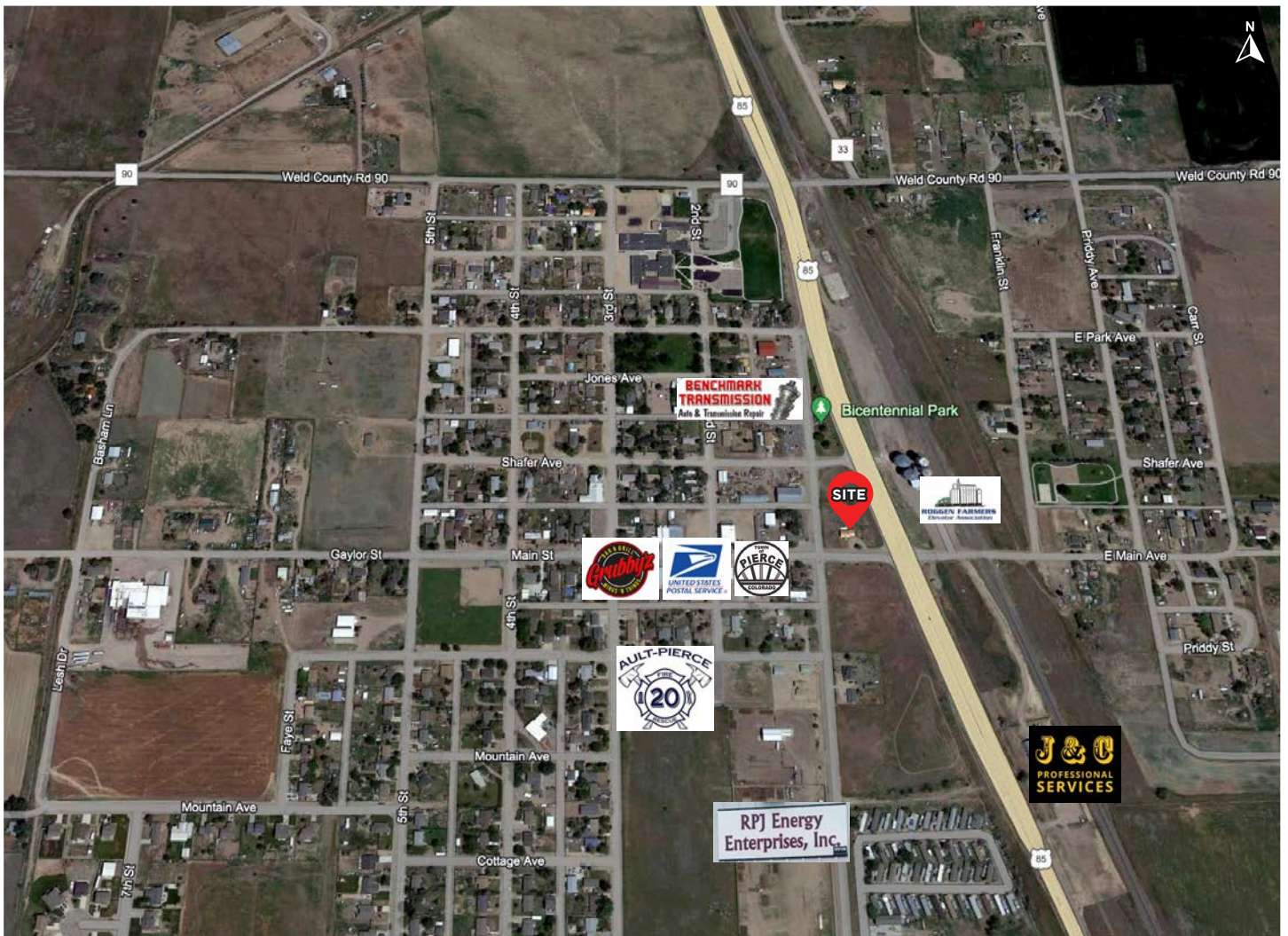




# FOR SALE

105 West Main Avenue  
Pierce, CO 80650

## REGIONAL AERIAL



### Fort Collins

712 Whalers Way, Bldg B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

### Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

### Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES