



HISTORIC PROPERTY ONE-OF-A-KIND RESIDENTIAL CONVERSION

PROPERTY TYPE: **RETAIL/OFFICE**
 BUILDING SIZE: **3,583 SF**
 SALE PRICE: ~~\$750,000~~ **\$699,900.00**
 LEASE RATE: **NEGOTIABLE**
 LOT SIZE: **6,098 SF**
 2023 TAXES: **\$9,236.10**
 ZONING: **COMMERCIAL-HIGH (C-H)**
 BUILT: **1889**
 REMODELED: **1979, 2014, 2021**

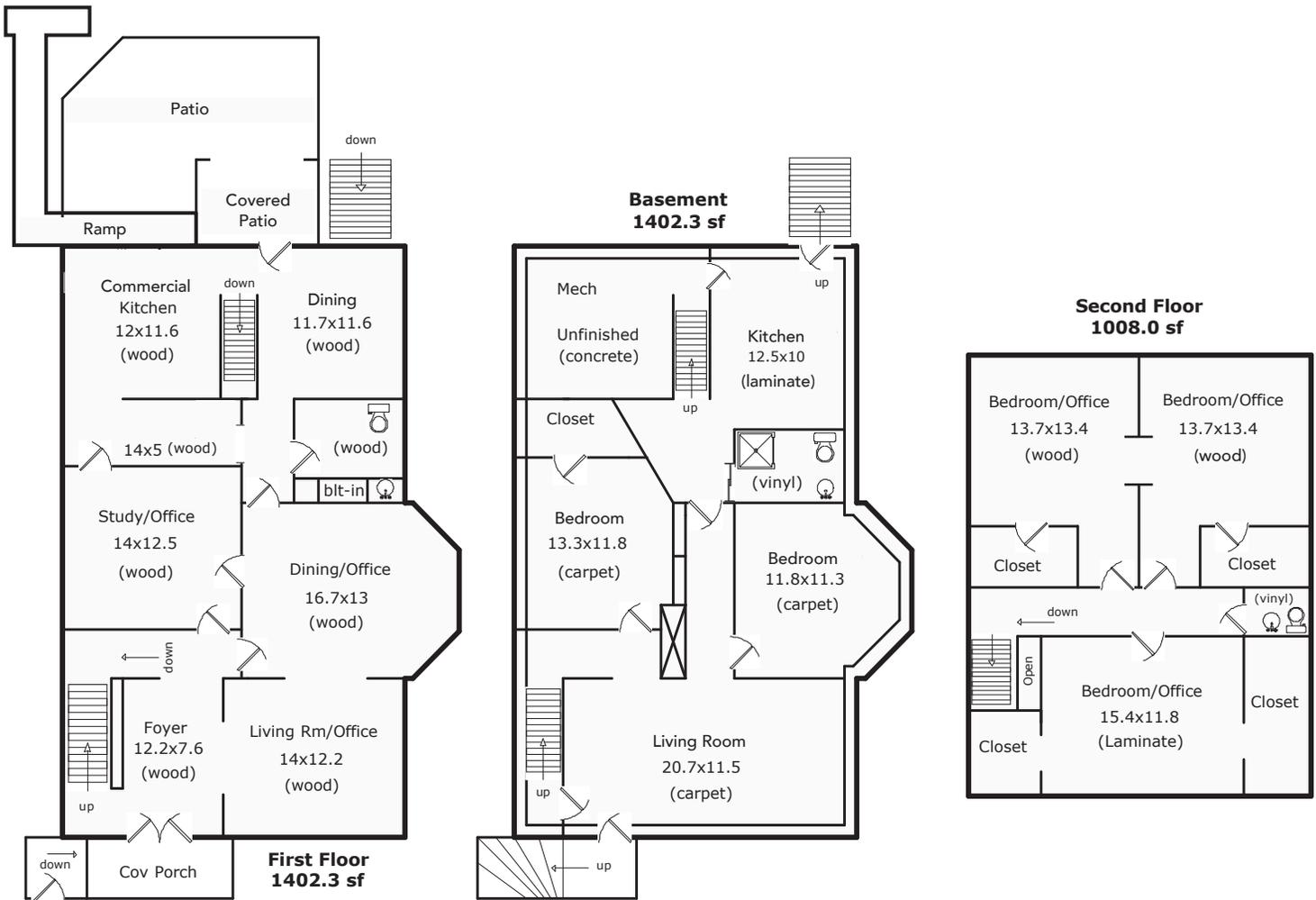
FEATURES:

- Fully renovated residential to commercial conversion in downtown Greeley
- Excellent owner/user opportunity with income from commissary kitchen rentals (contact broker for income details)
- Upgrades include a commercial kitchen (no hood or grease trap), fire sprinkler, ADA upgrades, and addition of a second kitchen (see page 3 for full list)
- Rare off-street parking in downtown Greeley
- Historic feel with modern, functional upgrades
- Close proximity to the new downtown Civic Campus & Justice Center (see page 5)
- Greeley's only licensed commissary kitchen
- Flexible property for creative uses such as gallery, studio, cafe/restaurant, event or retreat space, retail showroom, professional office, salon, med spa, architect, design, executive suites, or many more

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2024	2024	2024
Population	16,007	79,733	127,921
Households	6,160	27,866	45,770
Median HH Income	\$45,559	\$55,351	\$66,059
Average HH Income	\$65,303	\$77,178	\$90,334
Median Age	30.2	3.9	32.7

FLOOR PLAN & SITE PLAN

1024 8TH STREET • GREELEY, CO 80631



VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

GAGE OSTHOFF Managing Broker/Partner
970.396.5166
gosthoff@realtecgreeley.com

REED SEDINGER Broker
970.346.9900
rsedinger@realtecgreeley.com

DORIS BOLTON Broker
949.331.2916
dbolton@realtecgreeley.com

FEATURED PROPERTY

1024 8TH STREET • GREELEY, CO 80631

RECENT IMPROVEMENTS:

- Fire sprinkler system in all four floors (basement, 1st floor, 2nd floor, attic)
- Commercial kitchen (flooring, walls, plumbing, electric, sinks, etc.)
- Finishing of the basement with a kitchen
- ADA accommodations including:
 - Wheelchair ramp (part of a new deck and patio)
 - Widening of a hallway and doorways
 - Expansion of the main floor restroom
- New commercial-grade boiler
- Code-compliant doors and railings
- Landscaping of back yard
- Updated fixtures throughout



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EQUIPMENT AVAILABLE

- True T-23G-2 Glass Door Reach In Cooler
- True TWT-48F-2 Door Worktop Freezer
- BK Resources DBC-22-69 Draft Beer Cooler
- True TSSU-48-12 Sandwich/Salad Prep Table
- Turbochef NGC Rapid Cook Oven
- CMA Dishmachines L-1X Undercounter Dishwasher
- Stainless table 24x72 With Drawer + casters
- Stainless Equipment Stand 18x24 with bottom shelf
- Stainless Equipment Stand 17x20

SITE LOCATION

1024 8TH STREET • GREELEY, CO 80631



= FUTURE REDEVELOPMENT



= JUSTICE CENTER & CIVIC CAMPUS SITES



Fort Collins

712 Whaler's Way, Bld. 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

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