

SALE

Turn-Key Restaurant Opportunity

2109 9TH STREET

Greeley, CO 80631

PRESENTED BY:

WESLEY PERRY

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COBEY WESS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$775,000
PRICE PER SQUARE FOOT	\$227.94
LOT SIZE:	0.51 Acres
BUILDING SIZE:	3,400 SF
ZONING:	Commercial High Intensity (C-H)
YEAR BUILT/REMODELED:	1973/2019
ROOF:	2019

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PROPERTY DESCRIPTION

Free standing restaurant building has a strong history and has been operated by the same family since 1973. The owner is retiring and the restaurant is ready for a new beginning.

Prime Location: Situated on a busy street, surrounded by both commercial and residential properties, ensuring consistent foot and vehicle traffic.

Fully Equipped: Includes essential restaurant infrastructure, such as a stove, hood, walk-in cooler, bar, outdoor patio, and ample dining space, offering a mostly turn-key opportunity.

Additional Value: A separate parcel provides exclusive, abundant parking, a rare and valuable asset in many areas.

1.5 miles from



UNIVERSITY OF
NORTHERN
COLORADO



2109 9th Street

9th Street

AADT 14,189

ADDITIONAL PHOTOS



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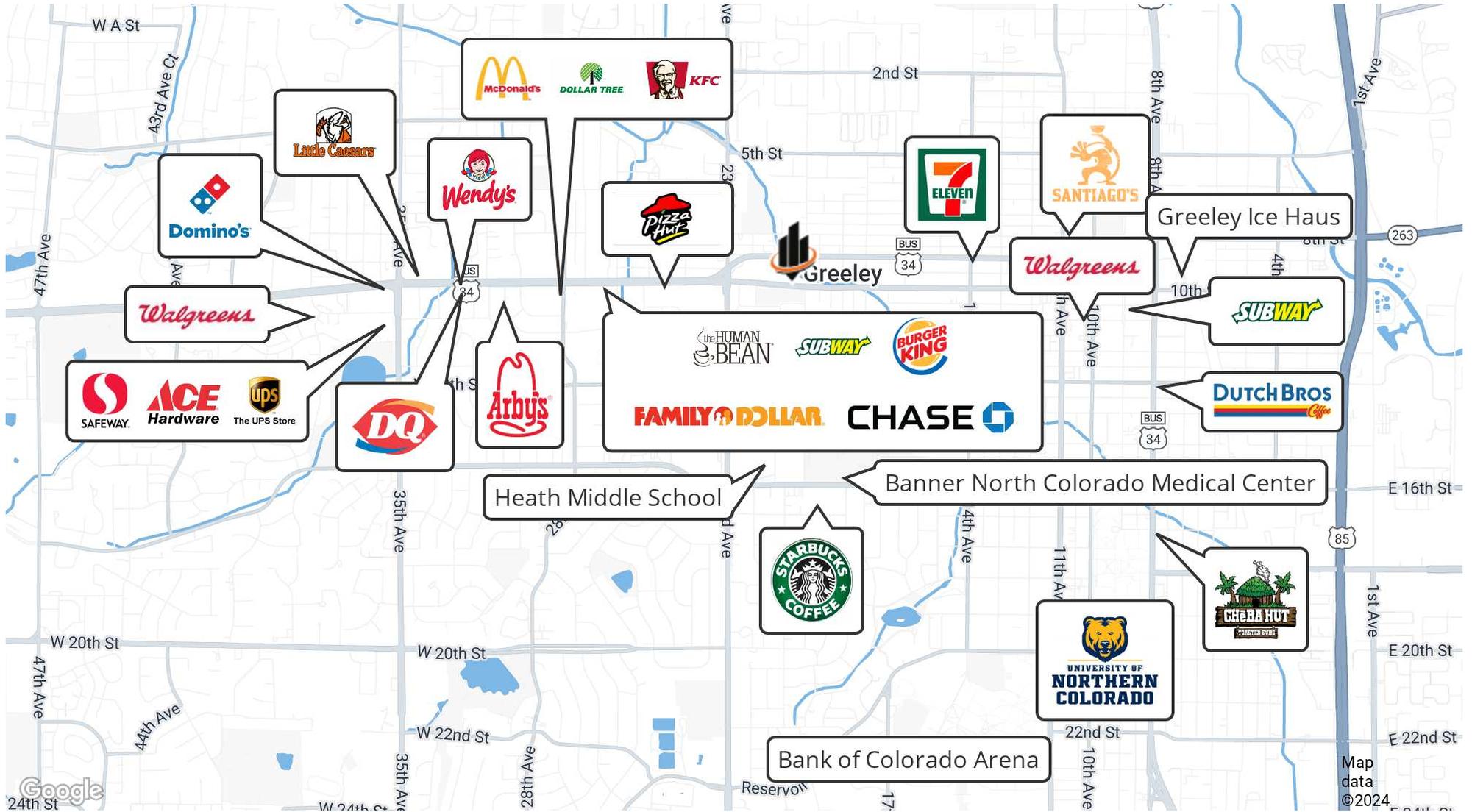
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SVN | DENVER COMMERCIAL 4

RETAILER MAP



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