

FOR SALE

700 11th Street Units 102-103

GREELEY, COLORADO



Zoning type: Commercial High (C-H)
Very flexible zoning type with many allowed uses

Prime Downtown Greeley Mixed-Use / Flex Opportunity

Exceptional commercial investment opportunity in the heart of downtown Greeley. This versatile 4,431 SF mixed-use property offers an ideal blend of flex warehouse and office space, perfectly suited for owner-users or investors seeking a high-utility asset in a central location.

The property features two large drive-in bays, dedicated office space, and abundant storage, allowing for a wide range of commercial, industrial, or service-based uses. Ample electrical capacity supports power-intensive operations, making the building adaptable for many business types.

A major value-add is the huge private, fully fenced concrete yard located directly in front of the bays—ideal for secure outdoor storage, staging, parking, or operational flexibility. Properties with this combination of indoor and outdoor functionality are increasingly rare in downtown settings.

Strategically located with excellent access to local businesses, services, and transportation corridors, this property offers strong long-term upside and broad tenant appeal.

Flexible. Functional. Centrally located. A standout asset for investors looking to add a high-utility commercial property to their portfolio.



Location Overview



- 4,431 Total SF
- \$102/SF
- Potential rental income: \$48,000
- Property taxes: \$4,951,
- Insurance: \$4,229
- Utilities: \$2,500
- No HOA or common area maintenance
- Total operating expense: \$11,680
- Net operating income: \$36,320
- Cap rate: 8%
- Heating: Forced Air
- Cooling: Evaporative Cooler

DEMOGRAPHICS

Greeley, Colorado, is experiencing rapid growth, with the population projected to exceed 130,000 by 2030, driven by a regional annual growth rate of roughly 2%. Current estimates place the population between 114,363 and 116,900, with household numbers expected to rise from approximately 38,900-43,000 currently to between 48,000 and 50,000 by 2030. For comprehensive, source-specific data and projections, you can visit the State Demography Office website.



ALEX
Alvarez
BROKER/OWNER

 **TRIBUS**
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