

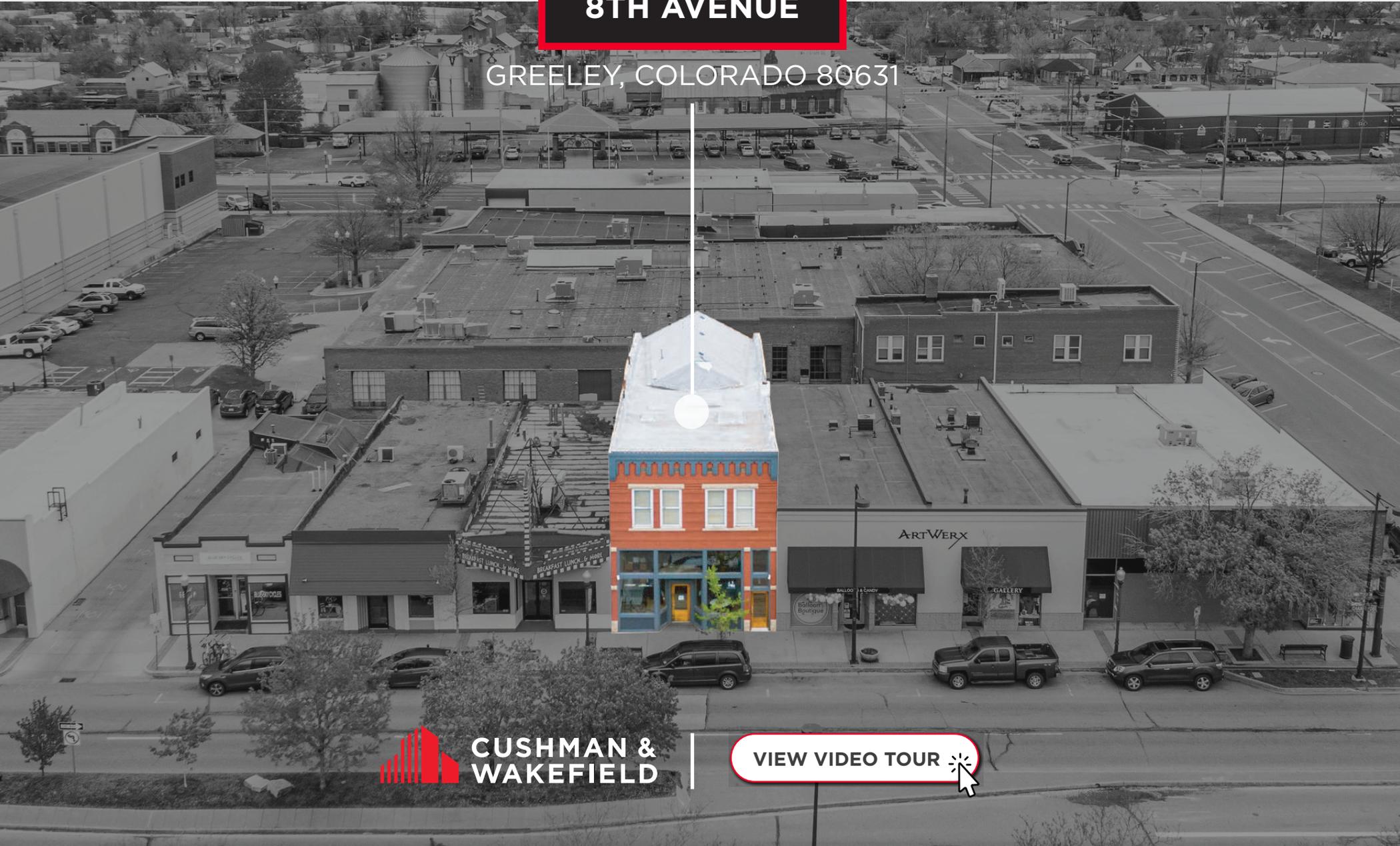
PRICE REDUCTION

MIXED USE BUILDING  
FOR SALE OR LEASE

922  
8TH AVENUE

OWNER/USER PURCHASE  
OPPORTUNITY

GREELEY, COLORADO 80631



CUSHMAN &  
WAKEFIELD

VIEW VIDEO TOUR





**922**  
**8TH AVENUE**

This prime mixed-use building presents a unique opportunity to either live in the upscale residential apartment while leasing the ground-level retail/office space, or operate your business in the commercial unit and rent out the apartment for passive income. Featuring high-end finishes, this property is located in the heart of historic downtown Greeley, offering excellent foot traffic and visibility. With thousands of residents and amenities within walking distance, it's an ideal blend of luxury living and business potential.

**MIXED USE BUILDING FOR SALE OR LEASE**

**SALE PRICE:** ~~\$1,151,500 (\$204.96/SF)~~  
**\$895,000 (\$136.12/SF)**

- BUILDING SIZE** 6,575 SF
- LOT SIZE** 0.06 AC (2,526 SF)
- STORIES** 2 Stories with Finished Basement
- ZONING** C-H Greeley

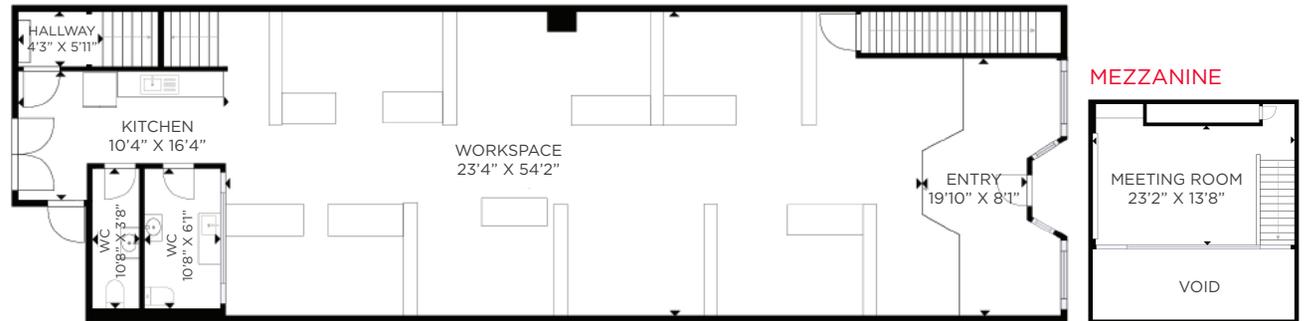
LOWER 2,075 SF  
 MAIN 2,425 SF  
 UPPER 2,075 SF  
**TOTAL 6,575 SF**



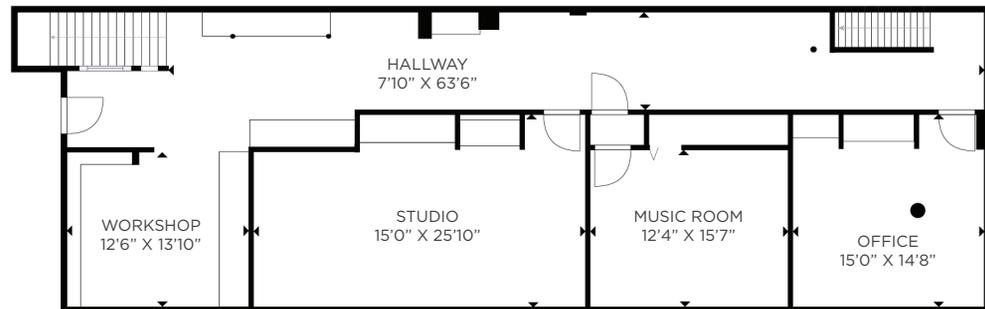
**UPPER (2 BED/1 BATH LOFT STYLE APARTMENT)**



**MAIN (COMMERCIAL SPACE W/ HIGH CEILINGS & MEZZANINE)**

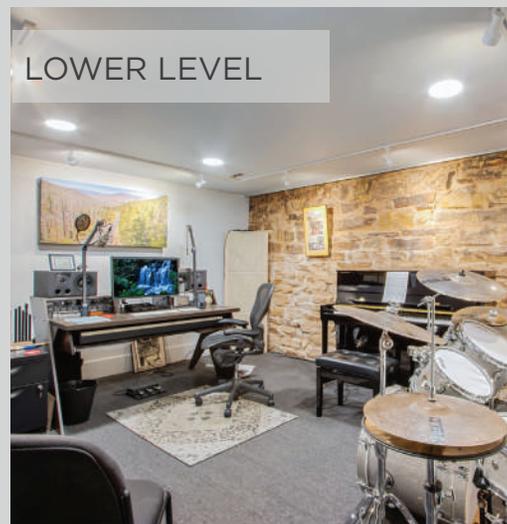


**LOWER (3 FINISHED OFFICES W/ WORKSHOP SPACE)**



# 922 8TH AVENUE

## PHOTOS



# 922 8TH AVENUE

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922  
8TH AVENUE



11th Avenue

8th Avenue

UNIVERSITY OF NORTHERN COLORADO  
12,084 STUDENTS

## DEMOGRAPHICS

Avg. Household Income	\$74,939
3 Mile Population	76,601
3 Mile Households	26,615
Daytime Employment	34,321