



SEARS REAL ESTATE 

OWNER / USER

420 15th St, Greeley CO

\$1,163,520

\$180/sqft

Prime location situated in Downtown Greeley with convenient access to Hwy 85, this property positions your business at the heart of Northern Colorado's growing industrial corridor. This property is ideal for owner-users, service contractors, fleet operators, or light manufacturing firms seeking a turnkey facility with both shop and office space. Offering very functional shop space with approximately 5,000 SF of shop area consisting of three 14' automatic overhead doors plus a separate dedicated wash bay. One of the bays includes a drive-over oil change pit, making it perfect for automotive, fleet, or service operations. Durable Construction Built in 1993 with solid timber construction, fully insulated bays, and updated systems. Heated shop areas with ceiling fans ensure year-round comfort. The parking and storage area are secure & accessible with a fully fenced and gated yard with razor wire, security system, and 24-hour access. Corner lot provides easy ingress/egress for trucks and trailers. Office & Expansion Potential: Three main offices plus a finished mezzanine with additional office space allow for administrative growth. The combination of secure yard, functional bays, and expansion land makes it a versatile asset that supports growth while minimizing future capital needs. If buyer needs more yard space, call the listing agent, as an adjacent parcel the seller owns may be able to be used for extra storage parking.



YOUR **LOCAL** REAL ESTATE PROFESSIONAL,
READY TO GIVE YOU A PERSONAL TOUR OF
THIS PROPERTY.

Call us today!



RYAN ANDRE CNE, CSP, ABR, SFR
Broker Associate/Partner

RANDY MOSER
Broker Associate/Partner

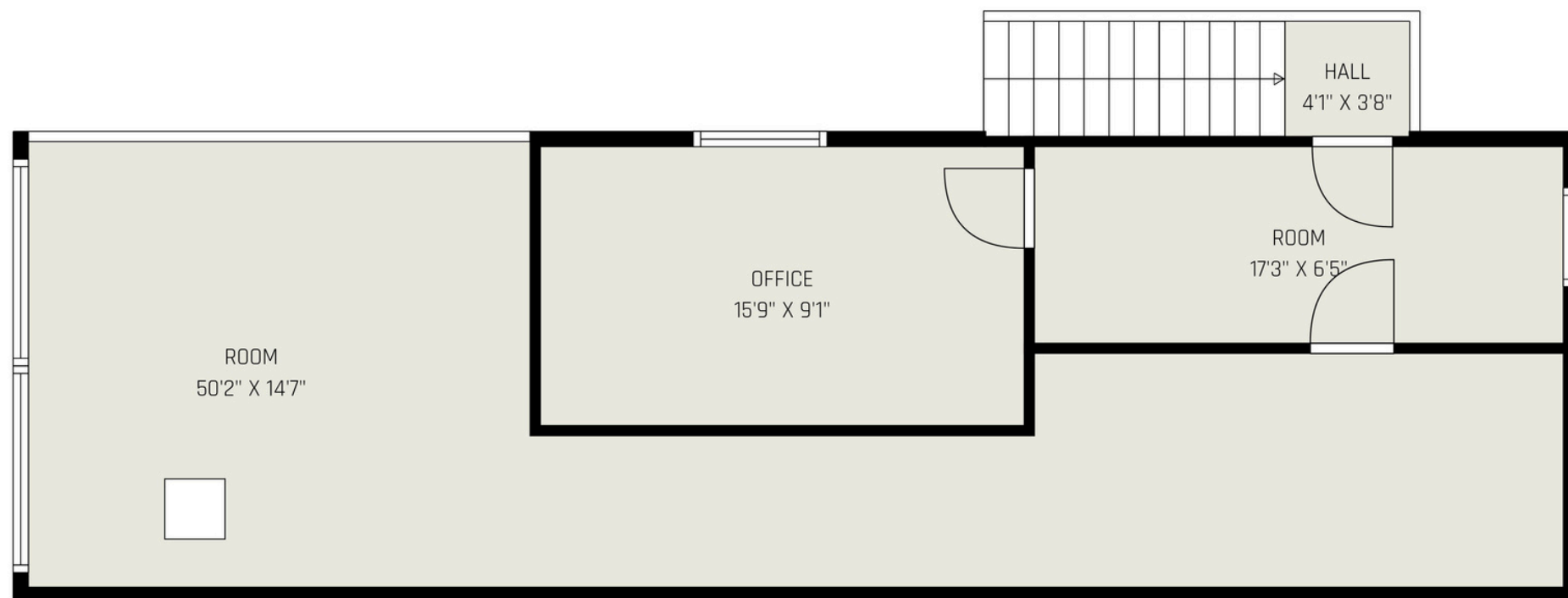
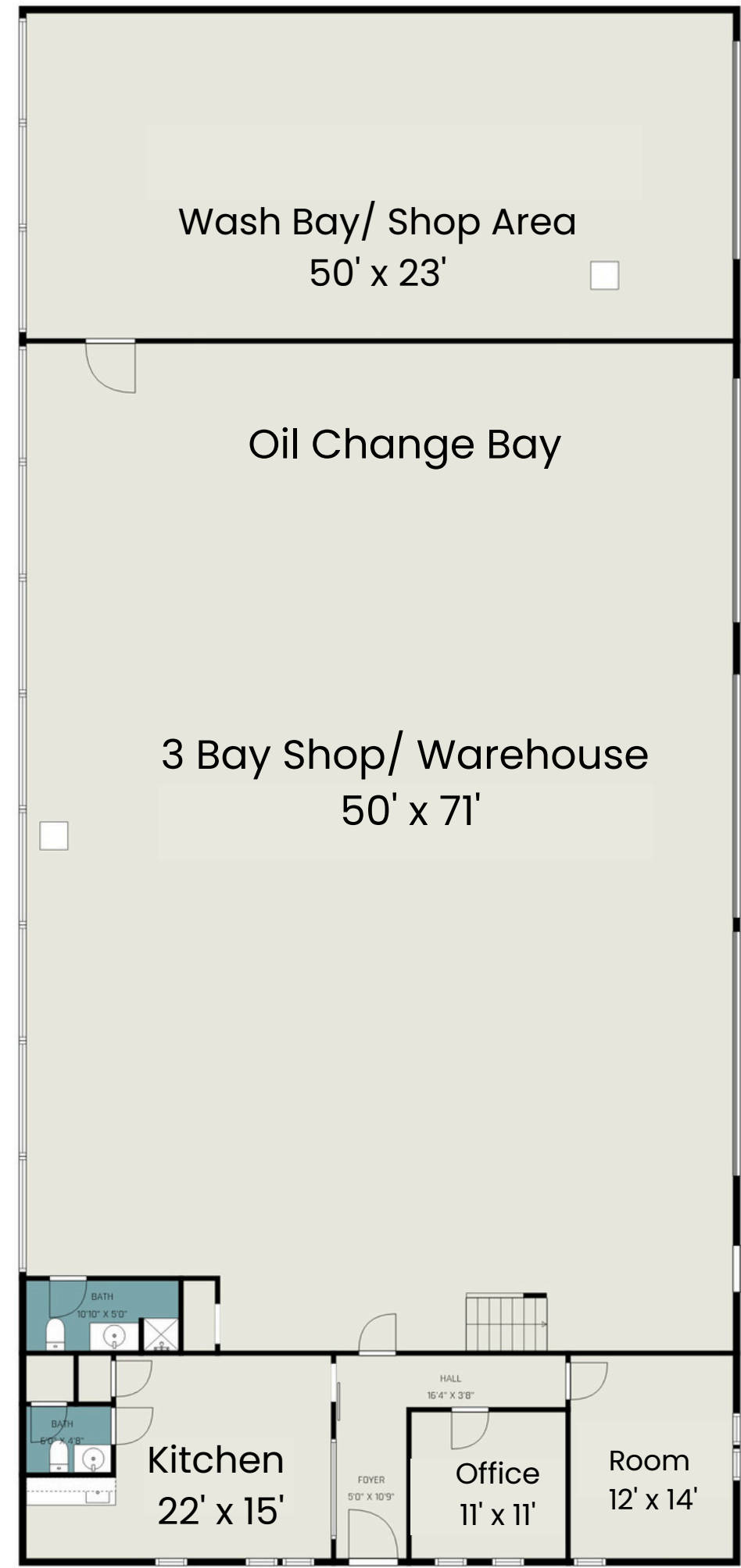
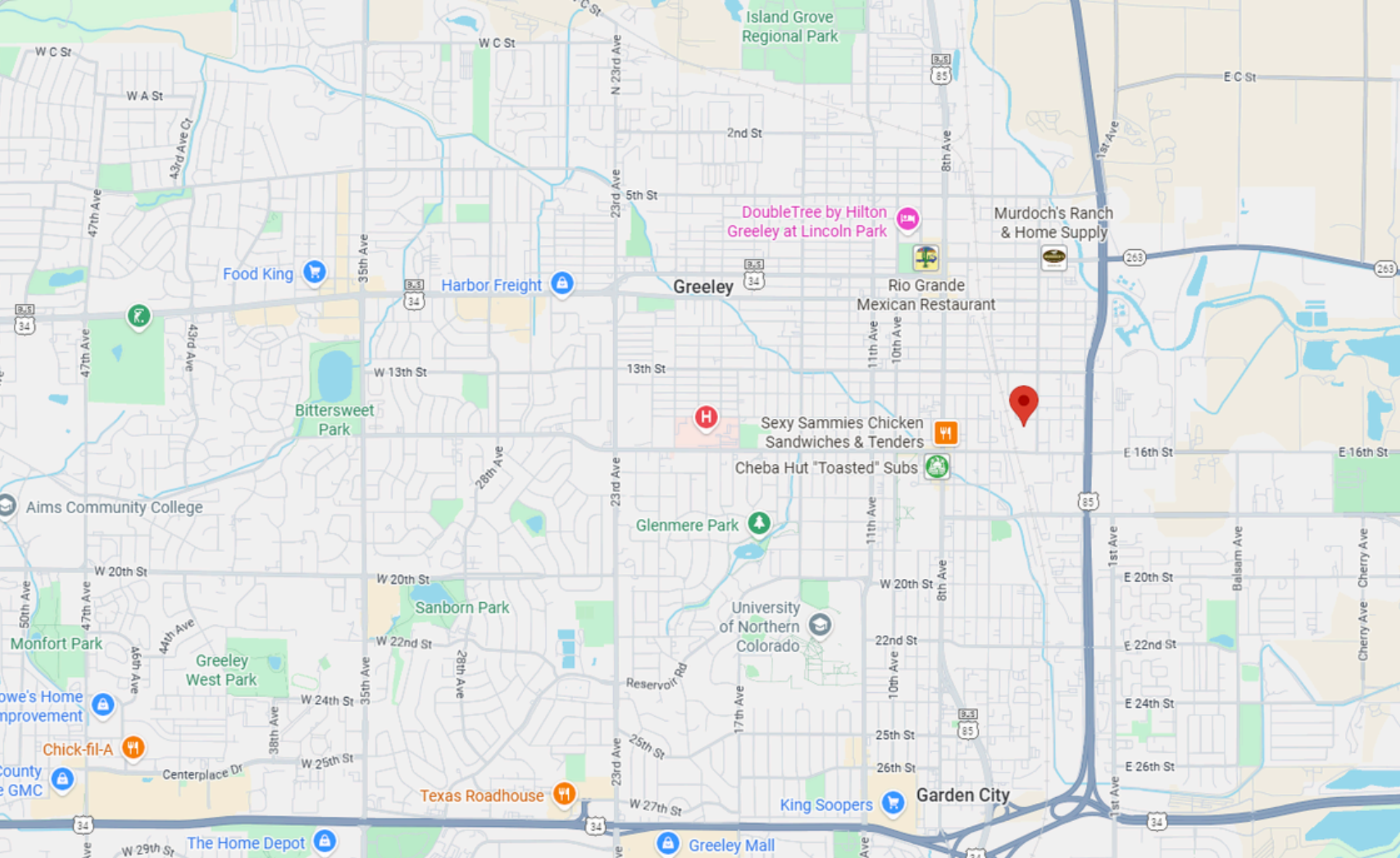
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SEARS
REAL ESTATE





Greeley Colorado, over the last several years has become a strong rental market due to several key factors that make it attractive to both investors & renters.

Strong Job Market and Economic Growth

Greeley benefits from a diverse & growing economy. It has a strong agricultural base, with companies like JBS USA (a major meatpacking company) and a large Oil & Gas sector with many different companies including Chevron, which is a major employer. Additionally, there is growth in industries such as healthcare, education, & manufacturing. The presence of the University of Northern Colorado (UNC) & Aims Community College provide a steady influx of students, adding demand for rental housing. These factors contribute to a low unemployment rate & a steady demand for rental properties.

Affordable Rent and Housing Prices

Compared to nearby cities like Denver and Fort Collins, Greeley offers more affordable rental prices, making it attractive to renters. For example, while rent in larger cities has seen sharp increases, Greeley has remained relatively more affordable, which draws renters & homeowners looking for a balance between proximity to larger cities & lower living costs. This affordability is also appealing to real estate investors.

Population Growth

Greeley has seen steady population growth in recent years. As of 2020, the city had a population of around 107,000, and this number continues to rise. Population growth drives rental demand, as newcomers need housing. The city's growth is also fueled by its proximity to larger urban centers like Denver (about an hour away), providing access to big-city amenities without the high costs.

Strong Rental Yield Potential

Because housing prices in Greeley are still relatively low compared to other Colorado cities, investors can purchase properties with a lower upfront investment while still receiving competitive rental returns. The combination of affordable property prices & strong rental demand makes it possible for landlords to generate attractive yields.

Transportation and Accessibility

Greeley is well-connected to major highways, such as Interstate 25, which provides easy access to neighboring cities like Fort Collins, Loveland, & even Denver. This makes it a practical location for commuters & renters looking for more affordable housing, but still needing to work or have access to urban amenities in surrounding areas.

Development and Infrastructure Investment

Greeley has been investing in infrastructure & development, with ongoing improvements to roads, parks, & public spaces. These improvements enhance the overall appeal of the city & attract more people to live and rent there.

Low Vacancy Rates

Greeley tends to have relatively low vacancy rates for rental properties, which is a sign of healthy rental demand. Low vacancy rates mean that landlords are more likely to have their properties rented quickly, ensuring steady cash flow for investors.

Quality of Life

Greeley is known for its strong sense of community, diverse population, & affordable living. It offers a range of amenities like parks, recreational activities, & access to nature, which make it attractive. These factors help create a stable rental market with tenants who are more likely to stay long-term.

Greeley is known as an agriculture area with vast water resources, award winning schools & affordable living. Greeley provides easy access to 3 major highways (Hwy 34, I-25 and Hwy 85) running from Wyoming to Denver. Major employers consist of JBS, Leprino, City of Greeley, University of Northern Colorado, Aims Community College, & Chevron.

Age Demographics

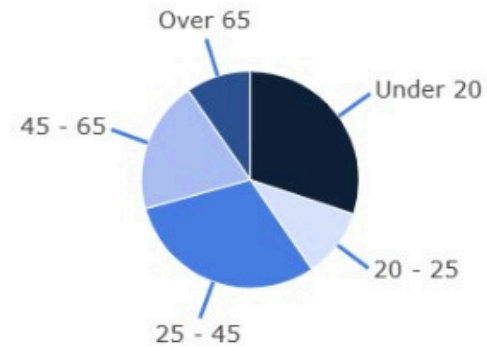
31

Median Age

32

2028 Estimate

↑ 2%
Growth Rate



Number of Employees

76.3k

Top Employment Categories



Housing Occupancy Ratio

14:1

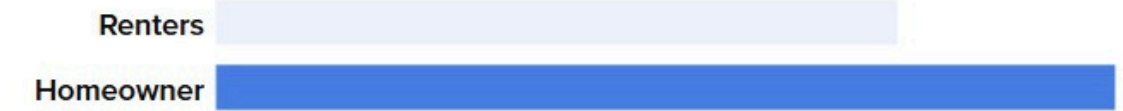
14:1 predicted by 2028



Renter to Homeowner Ratio

1:1

1:1 predicted by 2028

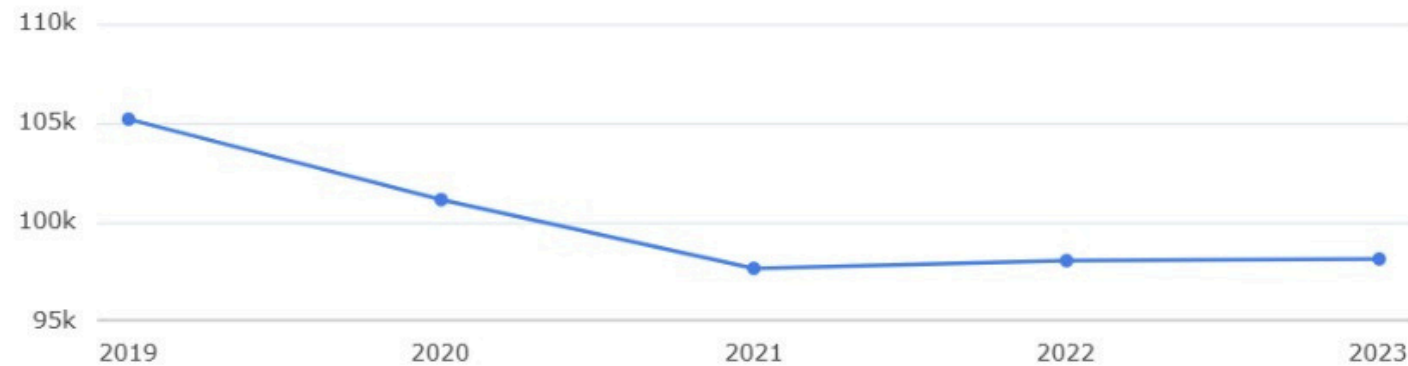


Population

98.1k

↓ 6%
Compared to 105.2k in 2019

0%
Compared to 98k in 2022



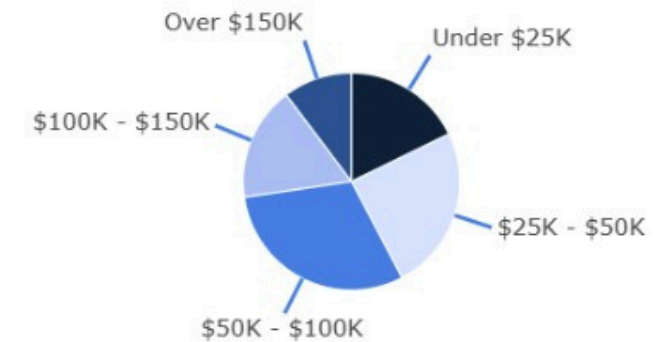
Household Income

\$59.8k

Median Income

\$63.4k
2028 Estimate

↑ 6%
Growth Rate



Disclaimer

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Greeley's combination of affordable housing, economic growth, proximity to major cities, & increasing demand for rental housing makes it an attractive rental market. For both renters & investors, Greeley offers a solid opportunity for growth & stable returns.