

GENERAL INFORMATION

Total SqFt..... 11,100

Sales Price.....\$1,415,000

Base Rent.....\$14.00/sf/yr

NNN Expenses\$3.84/sf/yr

.....(inc. utilities)

Zoning Medium Industrial

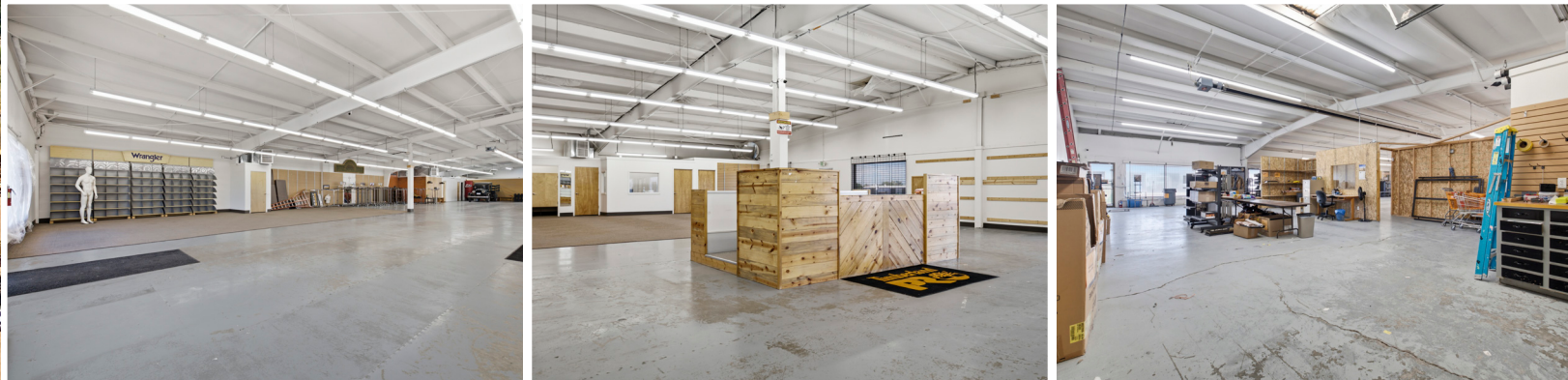
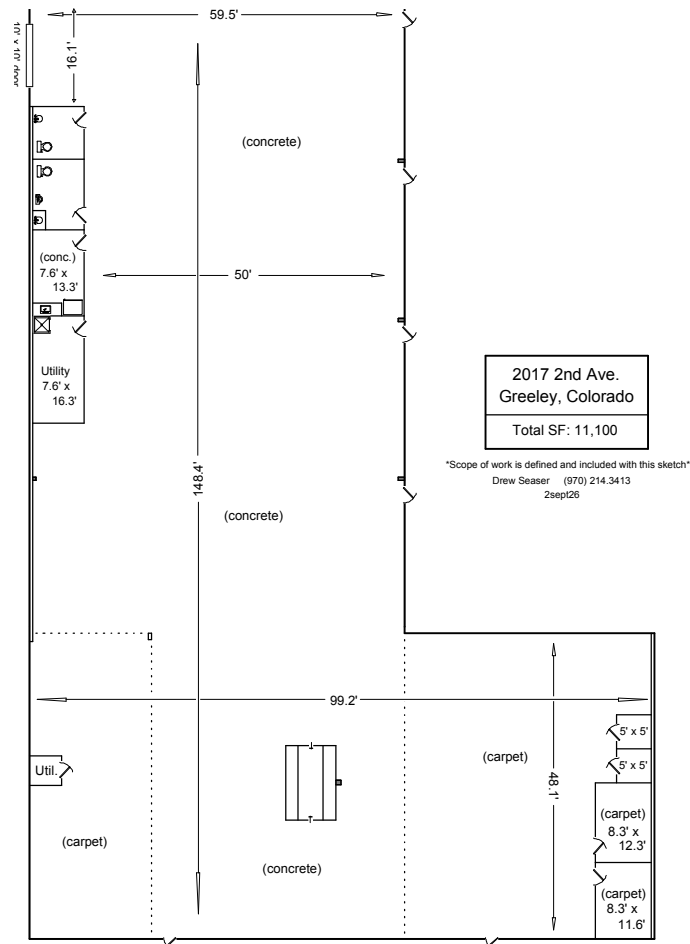
Year Built..... 1974

Grade Level Door.....10' x 10'

Clear Height18'

Traffic Count..... 23,327 VPD

Year Built..... 1947



2015-2017 2ND AVENUE, UNITS A-D | GREELEY, CO



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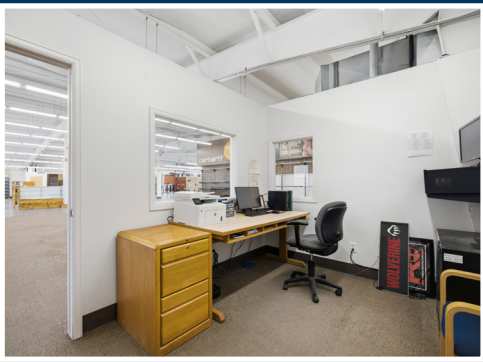
Sale Price:
\$1,415,000 (\$127.47/sf)

Base Rent:
\$14.00/sf/yr (NNN)



Positioned prominently along 2nd Avenue with Highway 85 frontage, 2015-2017 2nd Avenue presents an excellent opportunity for an owner-user, investor, or business seeking a highly visible and versatile commercial property in Greeley, Colorado. The property encompasses approximately 11,100 square feet and is zoned Industrial Medium (I-M) by the City of Greeley, providing flexibility for a variety of commercial and industrial uses.

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com
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The property is an ideal fit for both retail and industrial users, offering a unique combination of customer-facing retail improvements and functional back-of-house features. Formerly operated as a retail location, the building includes a built-in point-of-sale desk, two private offices, changing rooms, a showroom, and two restrooms. The rear of the store provides additional storage space and a breakroom, offering practical support space for employees, inventory, and daily operations.

For industrial, service, warehouse, or hybrid users, the property features a 10' x 10' grade-level overhead door, providing convenient access for deliveries, inventory, equipment, and materials. Ample on-site parking further enhances the property's functionality for customers, employees, and commercial operations.

The property's location along Highway 85 provides excellent visibility with approximately 23,328 vehicles per day passing the site. The property also benefits from convenient access to Highway 34, providing a direct east-west connection across Greeley and the surrounding communities.

The location offers efficient connectivity to the broader Northern Colorado and Front Range markets, with quick access to I-76 and regional routes connecting Greeley to Denver and the Denver metro area to the south and Cheyenne, Wyoming to the north. This strategic positioning makes the property particularly attractive to businesses requiring convenient access for customers, employees, deliveries, service vehicles, and regional distribution.

