

2723 West 11th Street Road

Greeley, CO 80634



FOR SALE

James Bealer
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BellStreet

For Sale

2723 West 11th Street Road Greeley, CO 80634



Property Description

This property is the perfect home for your business. Currently configured for two tenants, buyers have the option of using the full 7,100 square feet for themselves, or taking the larger suite and leasing out the remaining space for additional income. Don't forget the large yard out back!

Property Highlights

- 7,100 SF versatile retail building
- Constructed in 1976
- Zoned Com1-High for flexibility
- Prime location in the thriving Greeley area
- Large yard space

Offering Summary

Sale Price:	\$890,000
Lot Size:	0.57 Acres
Building Size:	7,100 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	814	2,199	6,502
Total Population	2,231	6,046	18,343
Average HH Income	\$65,701	\$68,600	\$77,933

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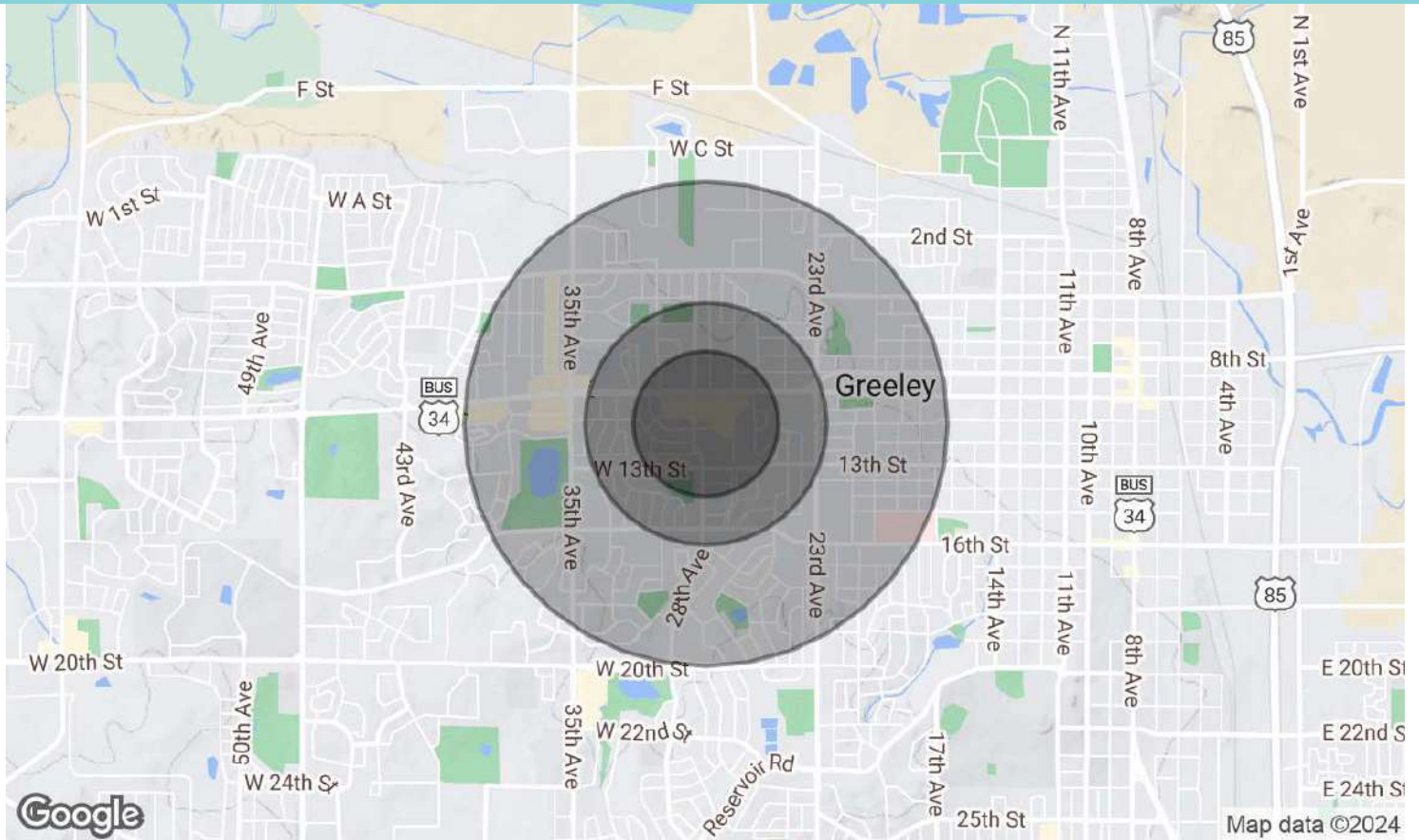
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Population

0.3 Miles

0.5 Miles

1 Mile

Total Population	2,231	6,046	18,343
Average Age	34	35	37
Average Age (Male)	33	34	36
Average Age (Female)	35	37	38

Households & Income

0.3 Miles

0.5 Miles

1 Mile

Total Households	814	2,199	6,502
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$65,701	\$68,600	\$77,933
Average House Value	\$324,145	\$328,228	\$338,407

Demographics data derived from AlphaMap



James Bealer

Associate Advisor

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Direct: **936.444.5277**

Professional Background

James grew up in The Woodlands, Texas, just north of Houston. He left the heat of Texas for Colorado whenever he could, and was constantly up in the mountains hiking and climbing. Upon discovering he had a real gift for climbing mountains, James started a career as a professional mountain guide, eventually leading expeditions on some of the world's most challenging mountains.

Graduating from Western Colorado University with a degree in leadership, James possesses a unique blend of academic knowledge and real-world experience. His educational foundation, combined with his hands-on expertise as a mountain guide, has shaped him into a tenacious commercial real estate professional.

At BellStreet, James approaches investment sales and leasing with the same unwavering determination that fueled his mountain guiding career. Specializing in office and retail assets, he's known for his innovative thinking and ability to devise creative solutions for his clients' unique needs. His drive to reach success and his knack for finding unconventional solutions sets him apart in the industry. James Bealer is a prime example of how a passion for conquering challenges, coupled with an academic foundation, results in someone who excels at delivering results that exceed expectations.

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