



## HISTORIC PROPERTY ONE-OF-A-KIND RESIDENTIAL CONVERSION

**PROPERTY TYPE: RETAIL/OFFICE**

**BUILDING SIZE: 3,583 SF**

**PRICE: \$750,000.00**

**LOT SIZE: 6,098 SF**

**2023 TAXES: \$9,236.10**

**ZONING: COMMERCIAL-HIGH (C-H)**

**BUILT: 1889**

**REMODELED: 1979, 2014, 2021**

### FEATURES:

- Fully renovated residential to commercial conversion in downtown Greeley
- Excellent owner/user opportunity with income from commissary kitchen rentals (contact broker for income details)
- Upgrades include a commercial kitchen (no hood or grease trap), fire sprinkler, ADA upgrades, and addition of a second kitchen (see page 3 for full list)
- Rare off-street parking in downtown Greeley
- Historic feel with modern, functional upgrades
- Close proximity to the new downtown Civic Campus & Justice Center (see page 5)
- Greeley's only licensed commissary kitchen
- Flexible property for creative uses such as gallery, studio, cafe/restaurant, event or retreat space, retail showroom, professional office, salon, med spa, architect, design, executive suites, or many more

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2024	2024	2024
<b>Population</b>	16,007	79,733	127,921
<b>Households</b>	6,160	27,866	45,770
<b>Median HH Income</b>	\$45,559	\$55,351	\$66,059
<b>Average HH Income</b>	\$65,303	\$77,178	\$90,334
<b>Median Age</b>	30.2	3.9	32.7

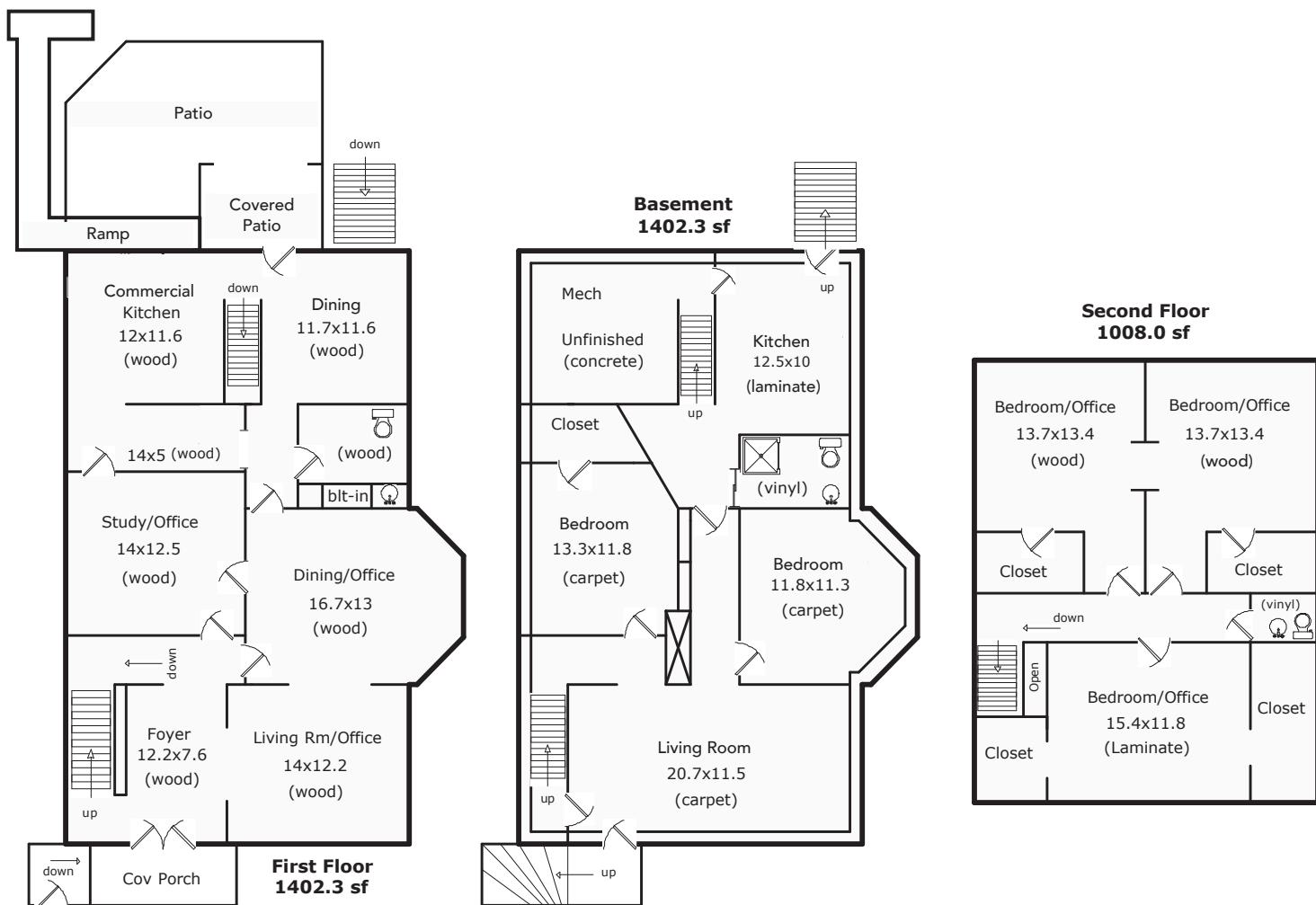
**GAGE OSTHOFF** Managing Broker/Partner  
970.396.5166  
gosthoff@realtecgreeley.com

**REED SEDINGER** Broker  
970.346.9900  
rsedinger@realtecgreeley.com

**DORIS BOLTON** Broker  
949.331.2916  
dbolton@realtecgreeley.com

## **FLOOR PLAN & SITE PLAN**

1024 8TH STREET • GREELEY, CO 80631



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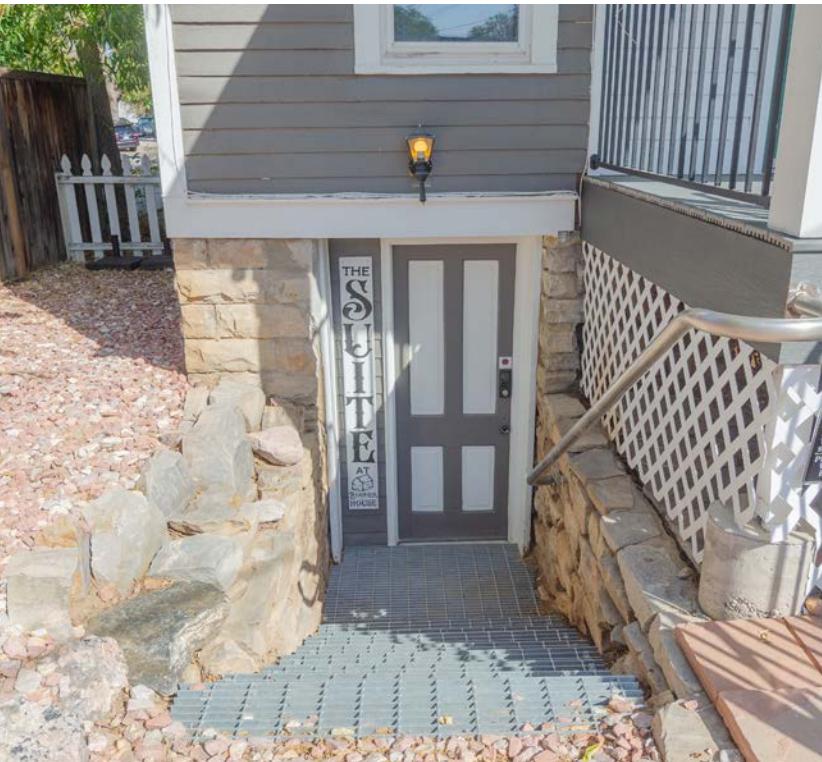
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# FEATURED PROPERTY

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## RECENT IMPROVEMENTS:

- Fire sprinkler system in all four floors (basement, 1st floor, 2nd floor, attic)
- Commercial kitchen (flooring, walls, plumbing, electric, sinks, etc.)
- Finishing of the basement with a kitchen
- ADA accommodations including:
- Wheelchair ramp (part of a new deck and patio)
- Widening of a hallway and doorways
- Expansion of the main floor restroom
- New commercial-grade boiler
- Code-compliant doors and railings
- Landscaping of back yard
- Updated fixtures throughout



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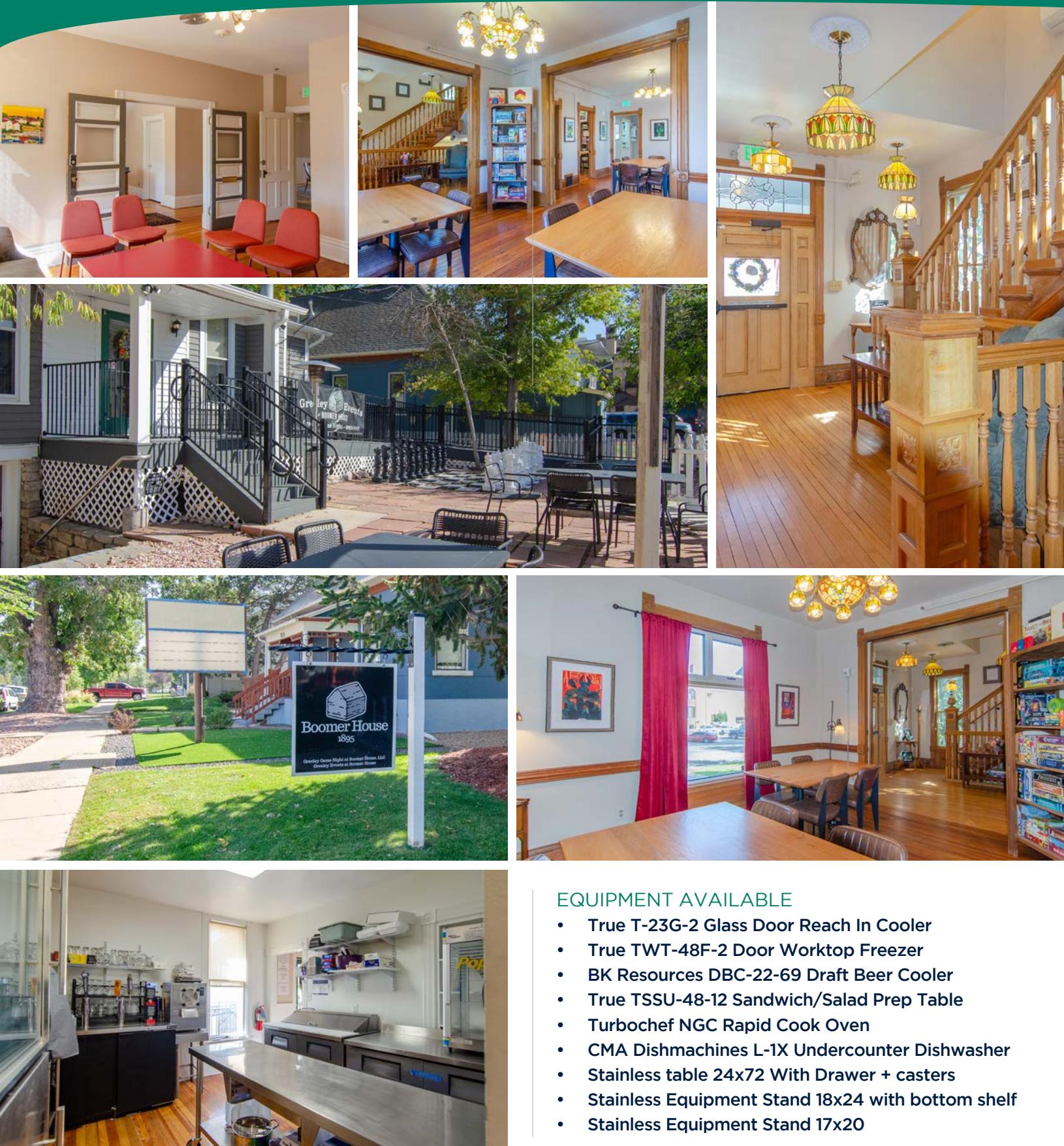
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## EQUIPMENT AVAILABLE

- True T-23G-2 Glass Door Reach In Cooler
- True TWT-48F-2 Door Worktop Freezer
- BK Resources DBC-22-69 Draft Beer Cooler
- True TSSU-48-12 Sandwich/Salad Prep Table
- Turbochef NGC Rapid Cook Oven
- CMA Dishmachines L-1X Undercounter Dishwasher
- Stainless table 24x72 With Drawer + casters
- Stainless Equipment Stand 18x24 with bottom shelf
- Stainless Equipment Stand 17x20

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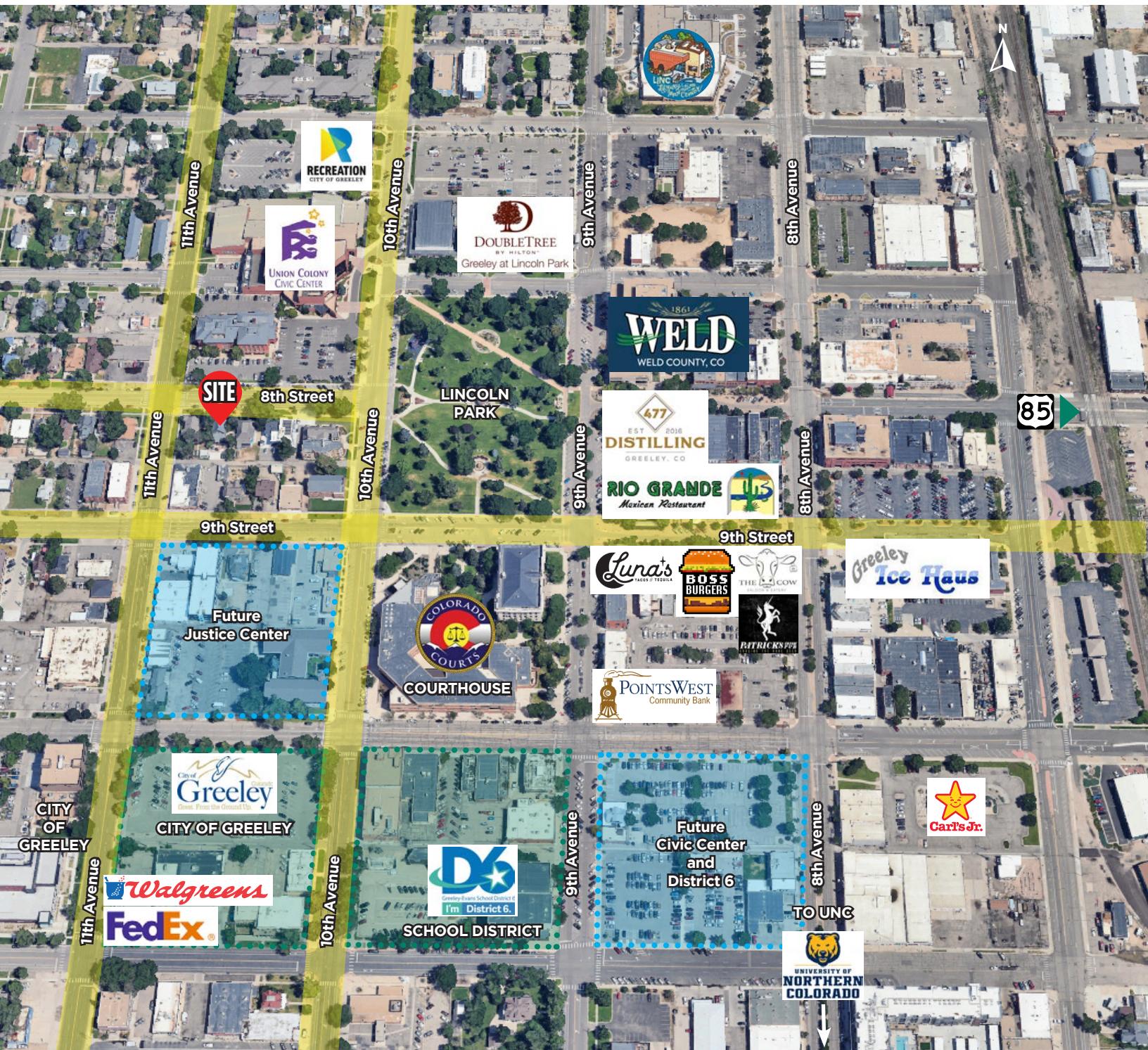
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# SITE LOCATION

1024 8TH STREET • GREELEY, CO 80631

= FUTURE REDEVELOPMENT

= JUSTICE CENTER & CIVIC CAMPUS SITES



**Fort Collins**  
712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

**Loveland**  
200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

**Greeley**  
1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES