



## 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:

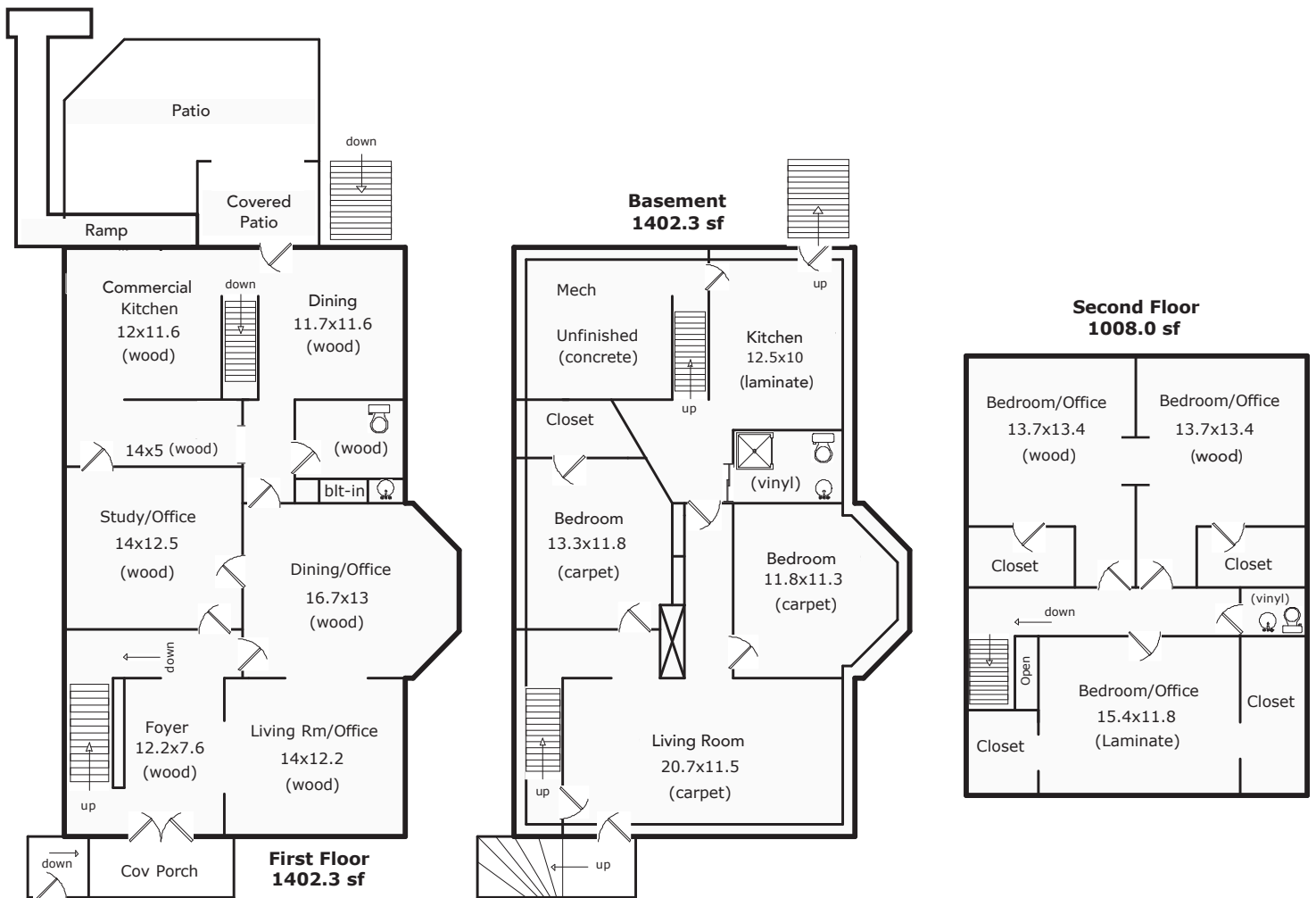
- Fully renovated residential to commercial conversion in downtown Greeley
- Excellent owner/user opportunity with income from commissary kitchen rentals (contact broker for income details)
- Upgrades include a commercial kitchen (no hood or grease trap), fire sprinkler, ADA upgrades, and addition of 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
Population	16,007	79,733	127,921
Households	6,160	27,866	45,770
Median HH Income	\$45,559	\$55,351	\$66,059
Average HH Income	\$65,303	\$77,178	\$90,334
Median Age	30.2	3.9	32.7



# FLOOR PLAN & SITE PLAN

1024 8TH STREET • GREELEY, CO 80631



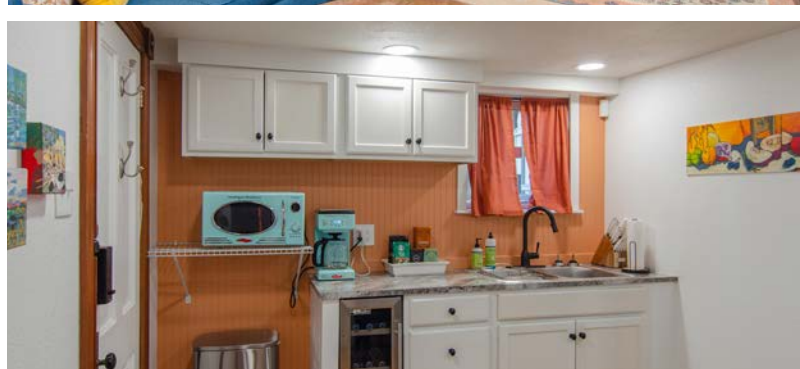
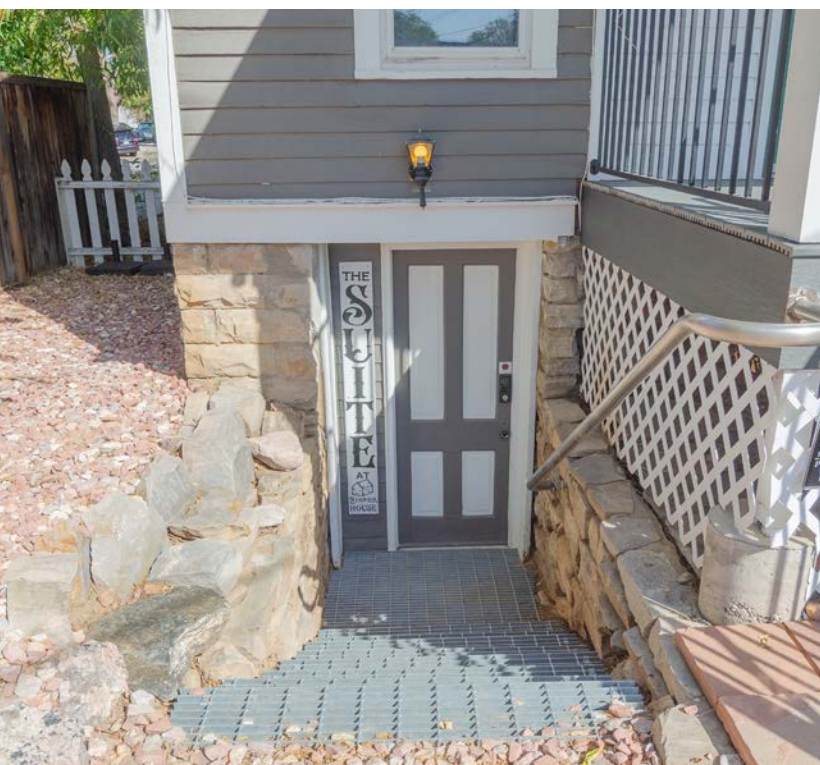


# FEATURED PROPERTY

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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



VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)

**GAGE OSTHOFF** Managing Broker/Partner  
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[gosthoff@realtecgreeley.com](mailto:gosthoff@realtecgreeley.com)

**REED SEDINGER** Broker  
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# FEATURED PROPERTY

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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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# 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

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COMMERCIAL REAL ESTATE SERVICES

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