



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**

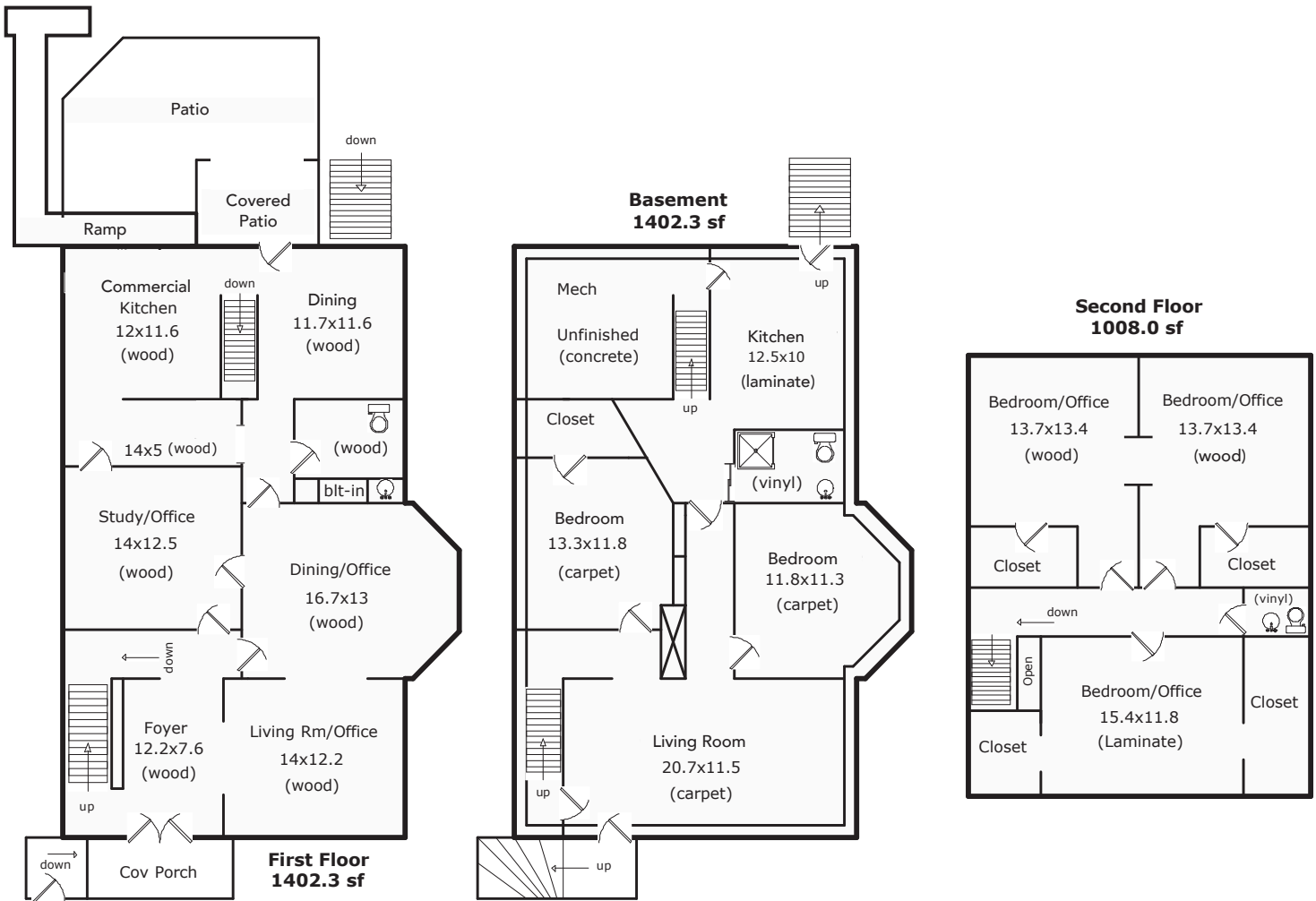
FEATURES:

- 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

DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	16,007	16,326	79,733	82,303	127,921	133,077
Households	6,160	6,367	27,866	29,087	45,770	48,242
Median HH Income	\$45,559	\$52,548	\$55,351	\$66,509	\$66,059	\$79,313
Average HH Income	\$65,303	\$76,488	\$77,178	\$90,587	\$90,334	\$106,005
Median Age	30.2	31.4	3.9	31.8	32.7	33.9

FLOOR PLAN & SITE PLAN

1024 8TH STREET • GREELEY, CO 80631

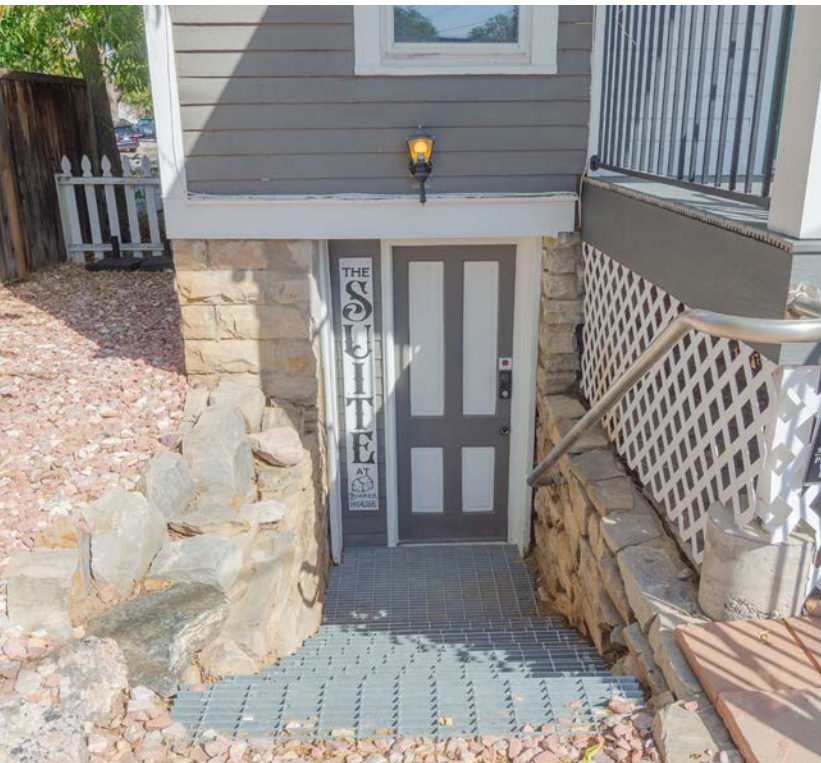


FEATURED PROPERTY

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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



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GAGE OSTHOFF Managing Broker/Partner
970.396.5166
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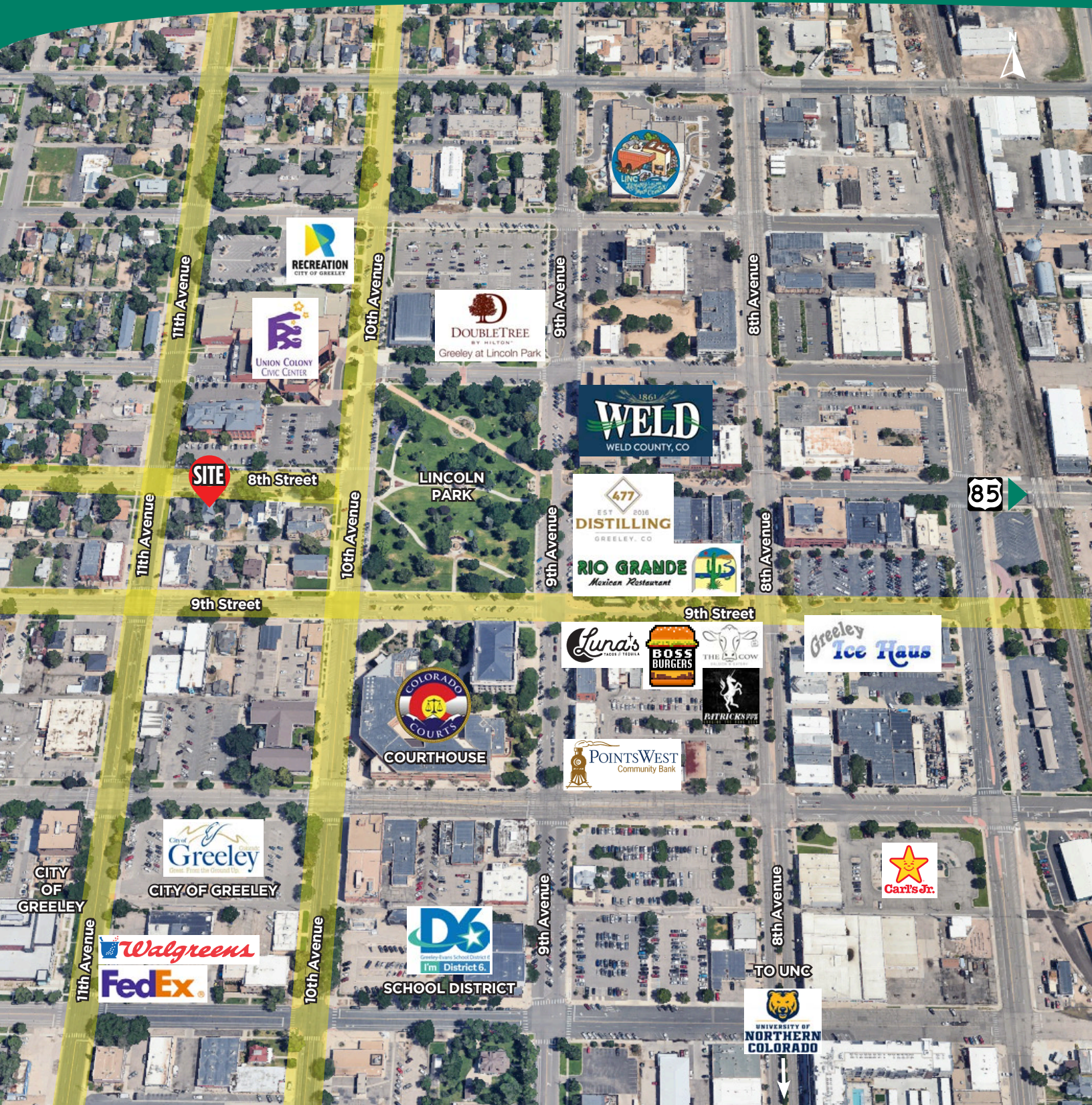


EQUIPMENT AVAILABLE

- 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

SITE LOCATION

1024 8TH STREET • GREELEY, CO 80631



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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