

**PRICE
REDUCED!**



FREESTANDING RETAIL

PROPERTY TYPE: **RETAIL**

SALE PRICE: **\$415,000.00**

LEASE RATE: **\$25.00/SF NNN**

NNN EST. **\$9.30/SF**

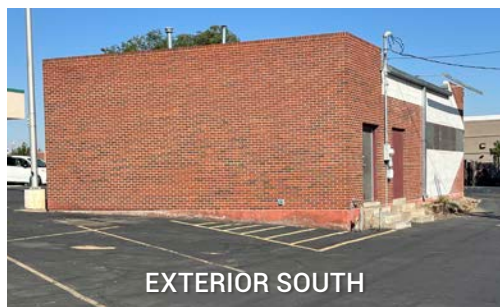
BUILDING SIZE: **1,500 SF**

LOT SIZE: **0.363 ACRES**

TRAFFIC COUNTS: **27,000 VPD**

FEATURES:

- Freestanding retail building along West 10th Street
- 24 off-street parking spaces
- Tenant Improvement Allowance negotiable
- Former Papa Murphy's - includes a prep kitchen and walk-in cooler
- Building signage available

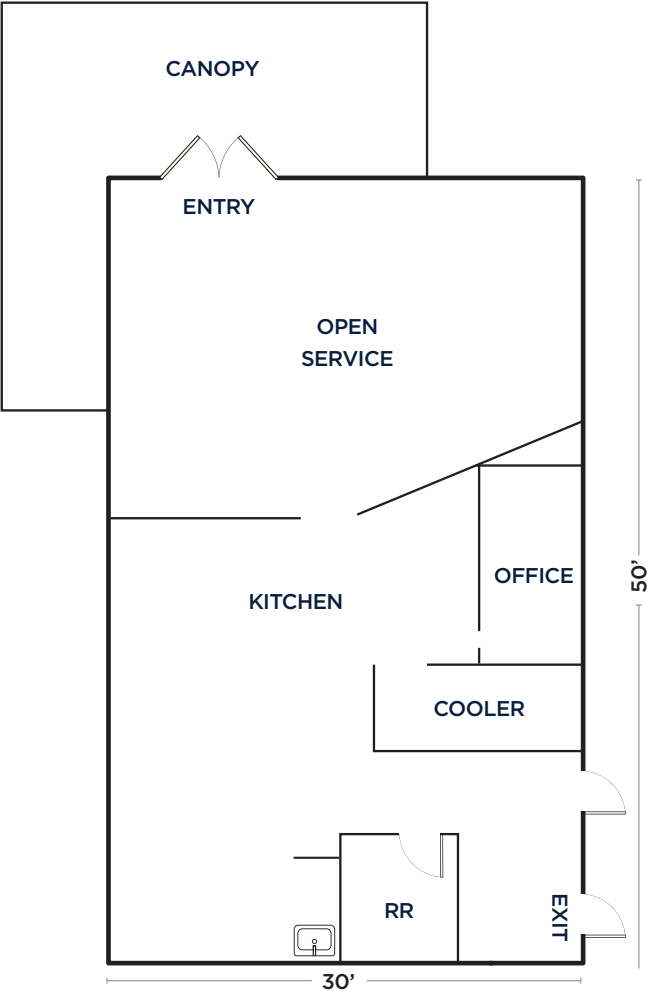


EXTERIOR SOUTH

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2023	2023	2023
Population	17,889	96,741	138,747
Households	6,260	34,616	49,273
Median HH Income	\$51,131	\$59,120	\$65,460
Average HH Income	\$69,261	\$81,990	\$88,656
Median Age	34.9	32.3	32.7

LOCATION & FLOOR PLAN

2800 W. 10TH STREET • GREELEY, CO 80634



VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

PHOTOS

2800 W. 10TH STREET • GREELEY, CO 80634



EXTERIOR WEST



LOBBY



LOBBY



EXTERIOR EAST



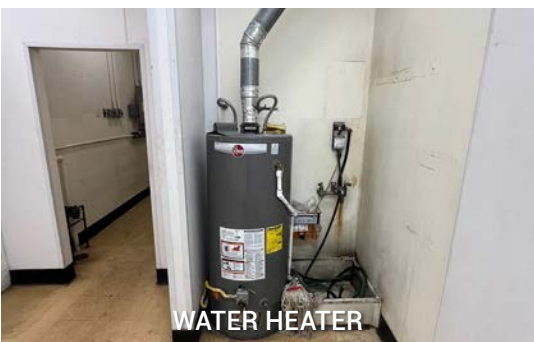
ELECTRICAL PANELS



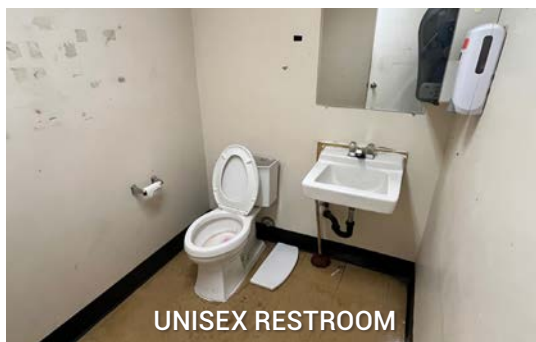
WASHER & DRYER HOOKUPS



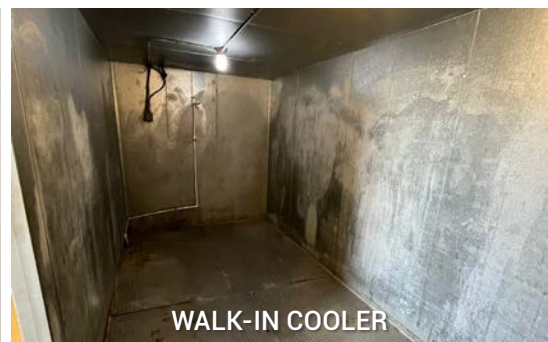
EXTERIOR NORTH



WATER HEATER



UNISEX RESTROOM

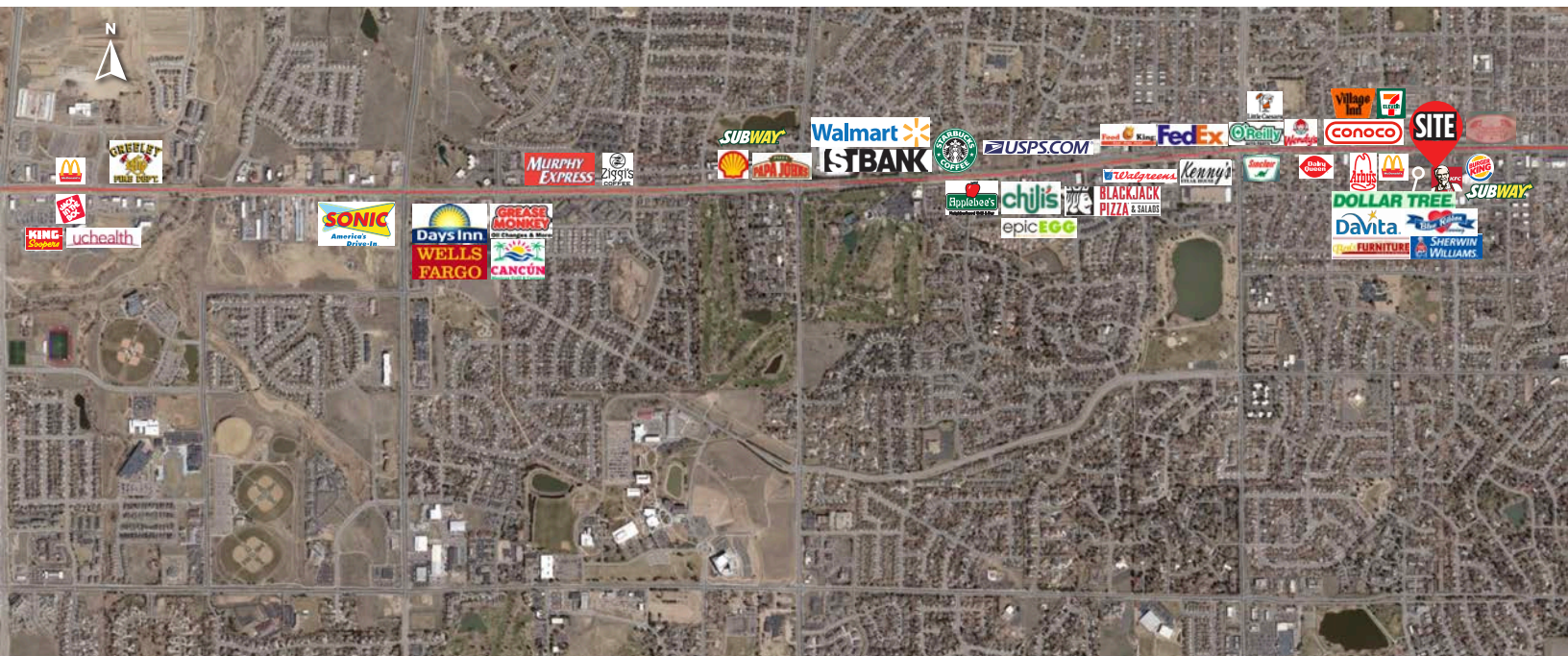
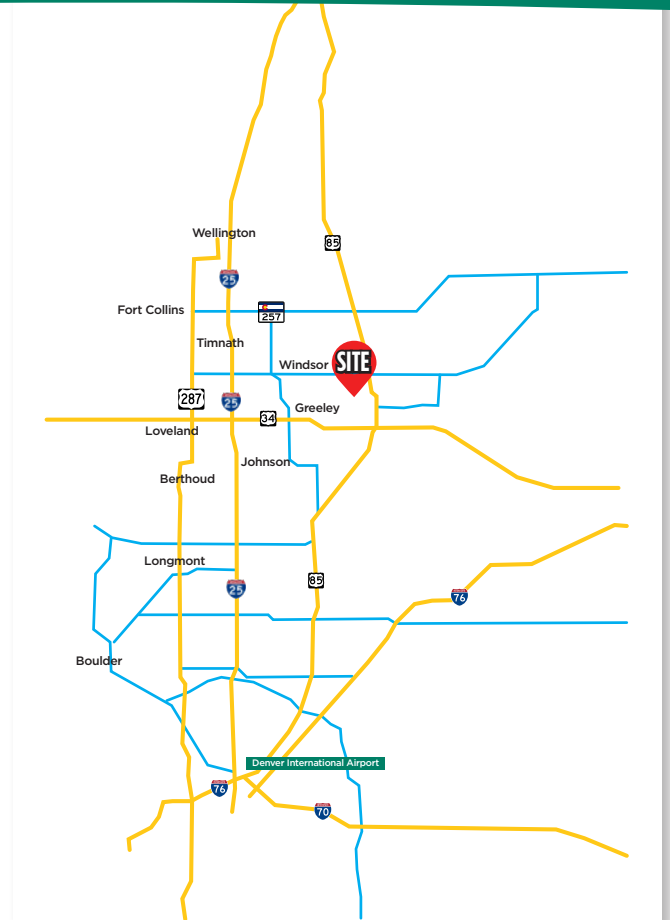


WALK-IN COOLER

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SITE LOCATION

2800 W. 10TH STREET • GREELEY, CO 80634



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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