



2501 46TH AVE Greeley CO - Commercial Land

17TH AVE & IIS HWY 34, Greeley, CO 80634



Mo Choudhry

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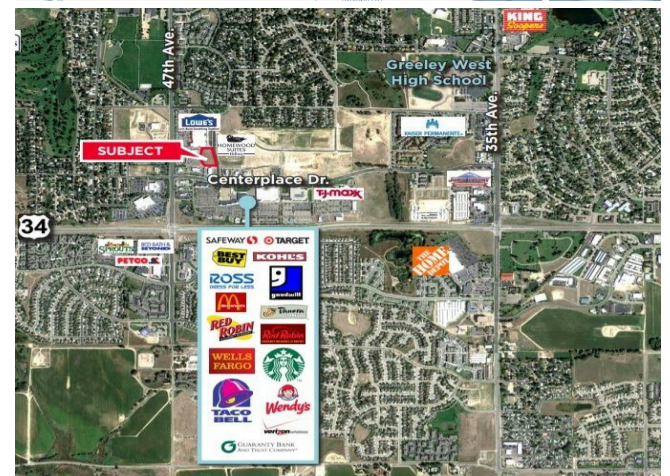
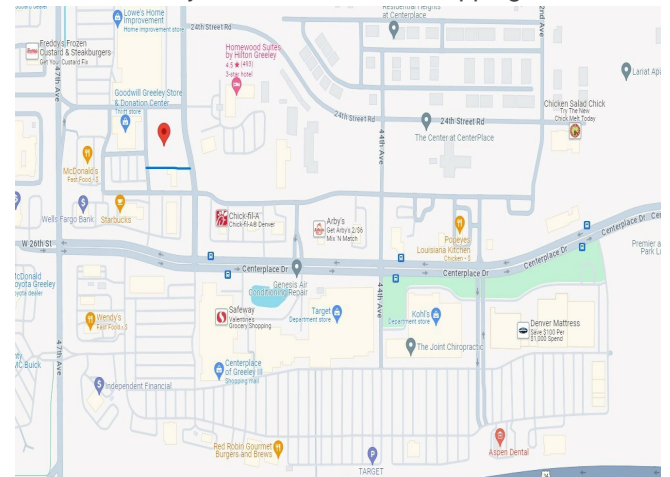
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\$1,795,000

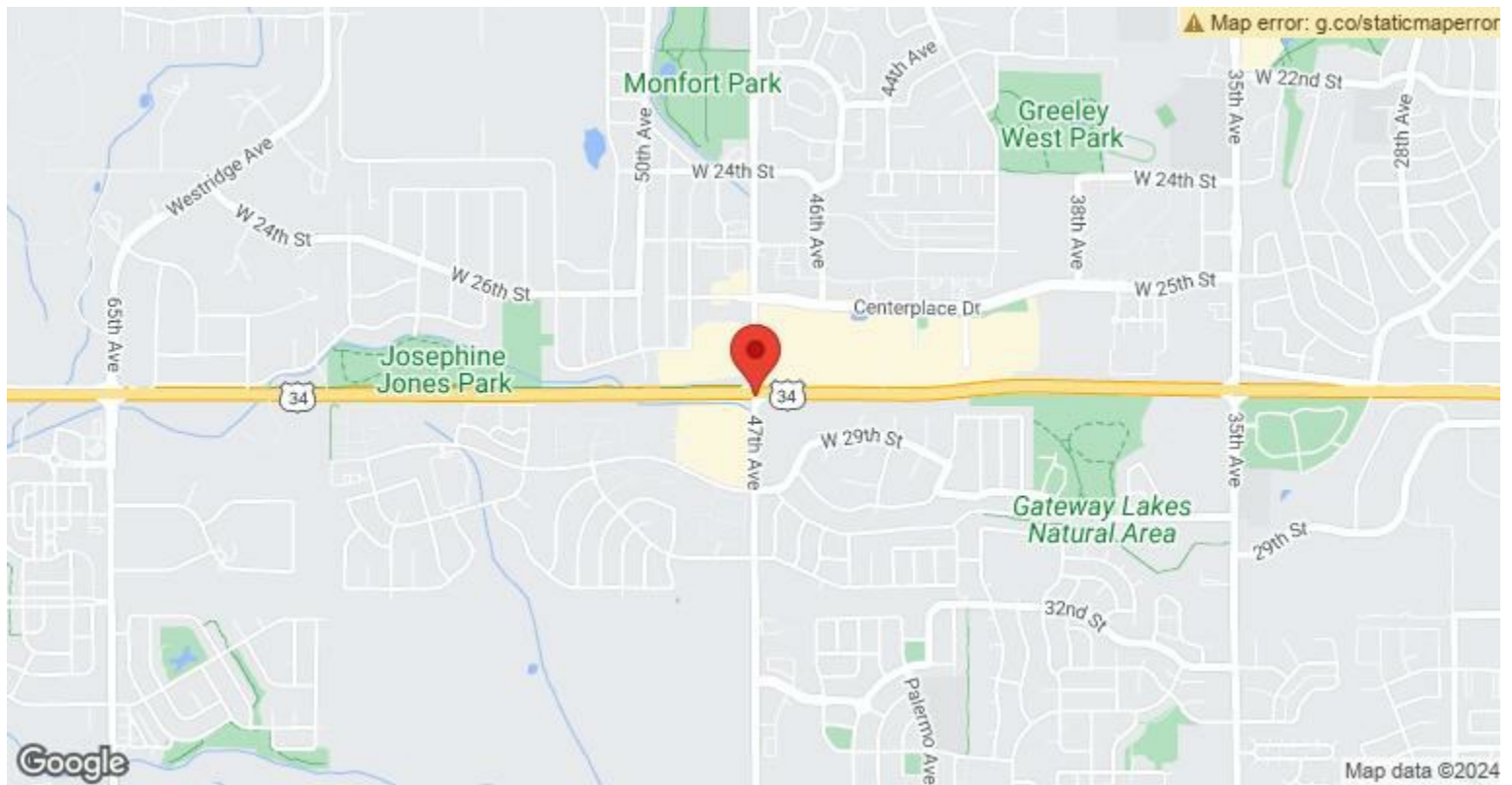
1.57 Acres, Has community Off-site detention pond, Licensed broker owned. Commercial Land, available, includes aprx 12 Acres feet raw water already dedicated. Surrounded by many restaurants and heavy...

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- Restrictions, No Fast food or LOWE'S Competition . Luxury sit-in Waiter served with take out is OK.
- Recently PUD approved for CAR WASH, project didn't proceed. . Perfect for a HOTEL.
- Includes aprx 12 ACRES feet RAW WATER DEDICATED
- NO NEED of Detention Pond, Has Off-Site Community Detention POND.
- Surrounded by many RESTAURANTS.
- Prime Greeley CENTER PLACE Shopping Center.



Price:	\$1,795,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	1.57 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	C-H Commercial
APN / Parcel ID:	095914332001



47TH AVE & US HWY 34, Greeley, CO 80634

1.57 Acres, Has community Off-site detention pond, Licensed broker owned. Commercial Land, available, includes aprx 12 Acres feet raw water already dedicated. Surrounded by many restaurants and heavy Center Place DR traffic.

Perfect for HOTEL, MOTEL, CAR WASH, RETAIL, a Bank, Office building, Medical Building, Urgent Care, ER, Luxury Restaurant, Daycare, Senior Living, Adult Care, Shopping, Retail Automotive, Automotive Repairs, Lube Shops, Tire Shop, Offices and MANY MORE options. Prime Greeley Shopping Center. residential, Town homes, Condos. Zoned C-H (commercial High density)