PRICE REDUCTION

MIXED USE BUILDING FOR SALE

922
8TH AVENUE

GREELEY, COLORADO 80631

OWNER/USER PURCHASE OPPORTUNITY

VIEW VIDEO TOUR

Blue Sky Cycles — Rentals and Repairs

Roasty's Diner

ArtWerx Studio/Gallery

GOAL High School
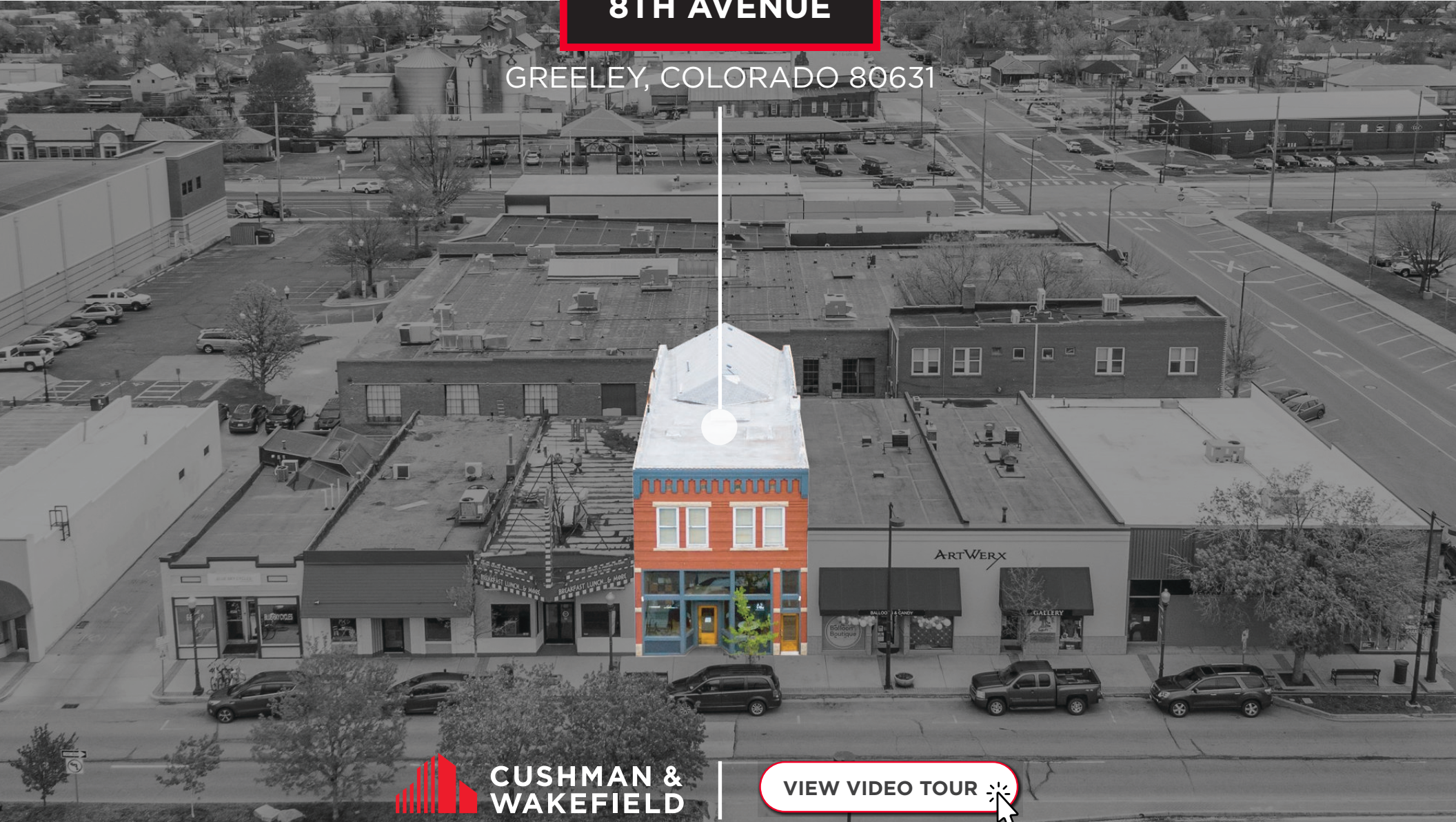
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8TH AVENUE

This prime mixed-use building presents a unique opportunity to either live in the upscale residential apartment while leasing the ground-level retail/office space, or operate your business in the commercial unit and rent out the apartment for passive income. Featuring high-end finishes, this property is located in the heart of historic downtown Greeley, offering excellent foot traffic and visibility. With thousands of residents and amenities within walking distance, it's an ideal blend of luxury living and business potential.
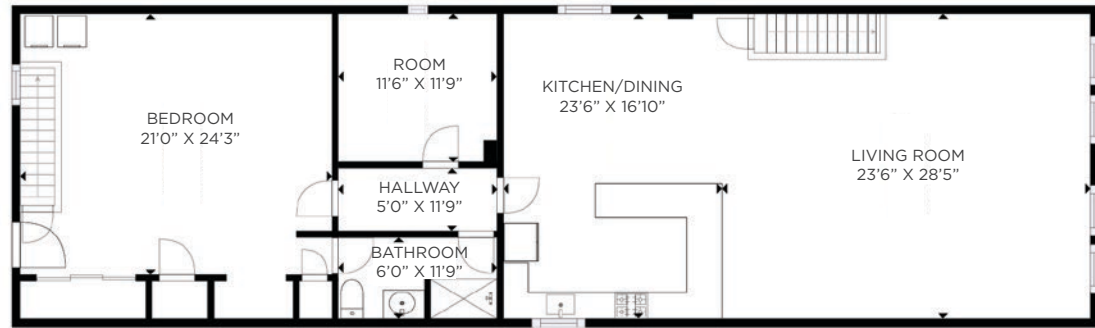
MIXED USE BUILDING FOR SALE

SALE PRICE: ~~$1,151,500 ($204.96/SF)~~

$995,000 ($177.11/SF)

BUILDING SIZE   5,618 SF

LOT SIZE   0.06 AC (2,526 SF)

STORIES   2 Stories with Finished Basement

ZONING   C-H Greeley
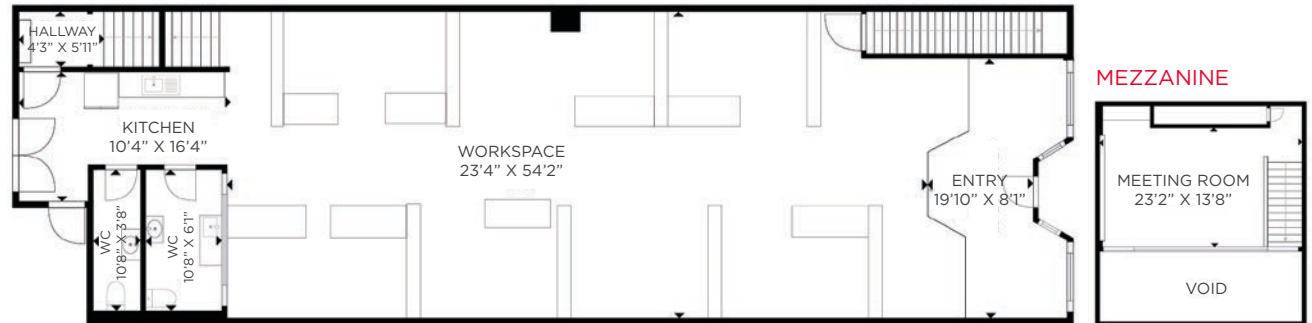
LOWER	1,604 SF
MAIN	2,160 SF
UPPER	1,864 SF
TOTAL	**5,618 SF**

UPPER (2 BED/1 BATH LOFT STYLE APARTMENT)

BEDROOM
21'0" X 24'3"

ROOM
11'6" X 11'9"

KITCHEN/DINING
23'6" X 16'10"

LIVING ROOM
23'6" X 28'5"

HALLWAY
5'0" X 11'9"

BATHROOM
6'0" X 11'9"

MAIN (COMMERCIAL SPACE W/ HIGH CEILINGS & MEZZANINE)

HALLWAY
4'3" X 5'11"

KITCHEN
10'4" X 16'4"

WORKSPACE
23'4" X 54'2"

ENTRY
19'10" X 8'1"

WC
10'8" X 3'8"

WC
10'8" X 6'1"

MEZZANINE

MEETING ROOM
23'2" X 13'8"

VOID

LOWER (3 FINISHED OFFICES W/ WORKSHOP SPACE)

HALLWAY
7'10" X 63'6"

WORKSHOP
12'6" X 13'10"

STUDIO
15'0" X 25'10"

MUSIC ROOM
12'4" X 15'7"

OFFICE
15'0" X 14'8"

922
8TH AVENUE

PHOTOS

MAIN LEVEL

MAIN LEVEL

MAIN LEVEL

UPPER LEVEL

LOWER LEVEL

UPPER LEVEL
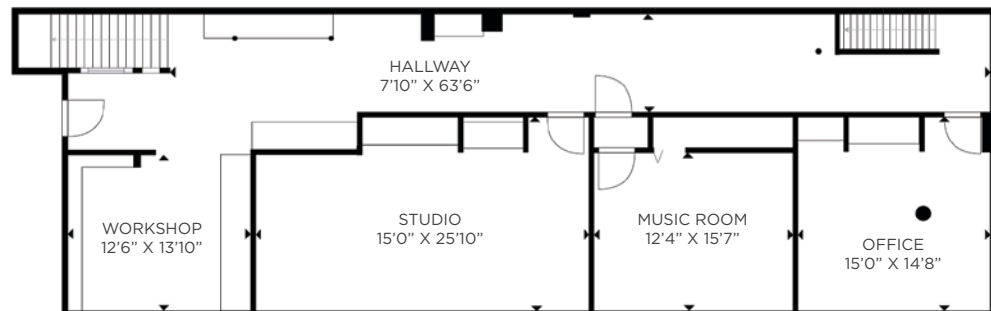
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AKI PALMER
Executive Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
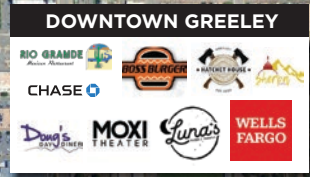
T: +1 970 776 3900
F: +1 970 267 7419

cushmanwakefield.com

CUSHMAN & WAKEFIELD

DOUBLETREE BY HILTON

DOWNTOWN GREELEY
RIO GRANDE · BOSS BURGER · HATCHET HOUSE
CHASE
Dong's DAY DINER · MOXI THEATER · Luna's · WELLS FARGO

MURDOCH'S RANCH & HOME SUPPLY

922
8TH AVENUE

AUSTIN'S AMERICAN GRILL

INDEPENDENT FINANCIAL

DUTCH BROS Coffee

NATURAL GROCERS

DOLLAR GENERAL

85

GREELEY CENTRAL

Sinclair

Winchell's

1th Avenue

CHIPOTLE MEXICAN GRILL

8th Avenue

UNIVERSITY OF NORTHERN COLORADO
12,084 STUDENTS

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DEMOGRAPHICS

Avg. Household Income	$74,968
3 Mile Population	76,604
3 Mile Households	27,137
Daytime Employment	34,849