

1000

34TH AVENUE

GREELEY, CO | 80634

\$599,000

 **PMG REALTY**
pmgrealtyco.com

RETAIL / OFFICE / FLEX SPACE **FOR SALE**

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EXECUTIVE OVERVIEW

Available for sale, 1000 34th Ave is a corner lot commercial building in Greeley offering 2,326 square feet across a main floor and a fully usable lower level.

Zoned C-3 (Commercial High Intensity), the property accommodates retail, office, and mixed-use occupancy, including live-work.

Delivered vacant and available for immediate possession, it suits an owner-user seeking to control occupancy costs or an investor positioning the asset for lease.

PROPERTY HIGHLIGHTS

- **OFFERING:** \$599,000 (\$257.52/SF), open to an investor or an owner-user.
- **MOVE-IN READY:** new roof (2021), updated mechanical systems (2020), new interior doors, and recent interior and exterior paint.
- **UPDATED LOWER LEVEL:** remodeled lower bathroom, plus a new kitchen and dishwasher.
- **PARKING:** 17 dedicated spaces.
- **CORNER LOT:** professionally landscaped, with 60' of frontage on 34th Ave and heavy street traffic and visibility.
- **FLEXIBLE ZONING:** C-3 allows retail, office, and mixed-use, including live-work.



2,326
TOTAL SF

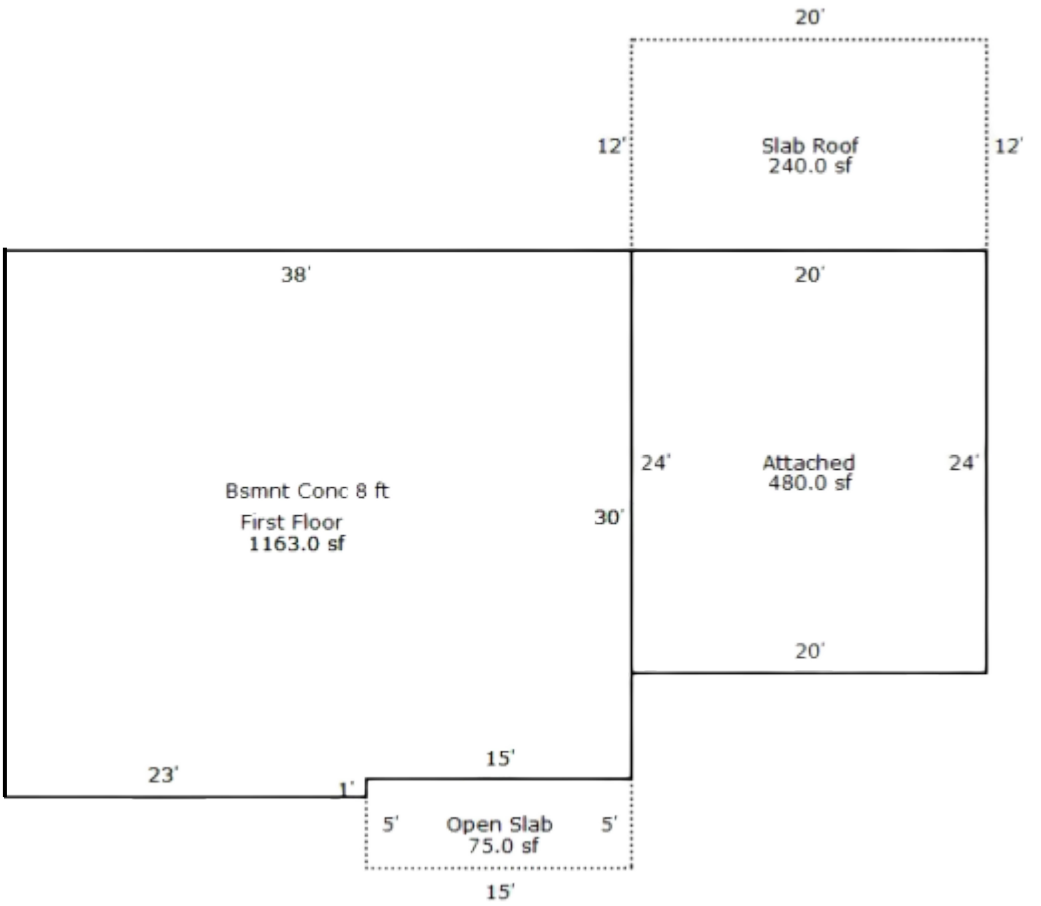
0.21 AC
LOT SIZE

1969
YEAR BUILT

2026
RENOVATED

C-3
ZONING

PROPERTY OVERVIEW

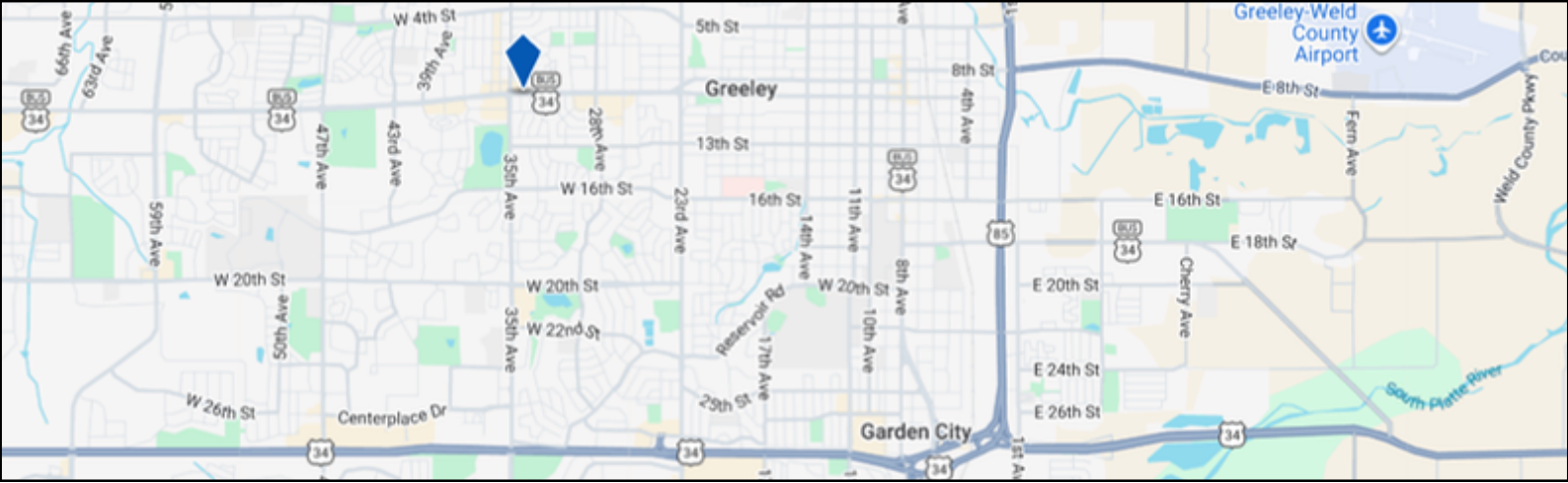


PARCEL NO.	R8955663
PROPERTY TYPE	RETAIL (FLEX/OFFICE)
SALE TYPE	INVESTMENT / OWNER-USER
VACANCY	VACANT
BUILDING SIZE	2,326 SQFT.
STORIES	2 (1,163 SF EACH)

LOT SIZE	0.21 ACRES
BUILDING FAR	0.25
PARKING	17 SPACES
FRONTAGE	34TH AVE (60')
CAP RATE	7.40% (@\$599K)
TOTAL ASSESSMENT	\$82,490

THE LOCATION

1000 34th Ave is a corner lot in Greeley with heavy street traffic and visibility. Bus stops sit on W 10th St and 35th Ave, all within 0.4 miles, and national retailers and banks are nearby, including *Safeway*, *Starbucks*, *Chili's*, *Chase*, and *U.S. Bank*.



KEY DISTANCES

Downtown Greeley	~ 2.6 mi
University of Northern Colorado	~ 3.3 mi
Banner North Colorado Medical Center	~2.0 mi

SURROUNDING DEMOGRAPHICS

1 - MI	3 - MI	5 - MI
6,136 HOUSEHOLDS	39,597 HOUSEHOLDS	55,761 HOUSEHOLDS
\$70,012 MEDIAN HH INCOME	\$70,223 MEDIAN HH INCOME	\$73,756 MEDIAN HH INCOME



PROPERTY PHOTOS



PROPERTY **PHOTOS**



CONFIDENTIALITY & DISCLOSURES



PMG Realty LLC (PMG) has been engaged by the Owner to openly represent them on the sale of the Property known as **1000 34th Ave Greeley CO 80634** ("Property"). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to PMG.

By accepting the Marketing Information, Recipient agrees that he or she will hold and treat any and all marketing information in absolute confidence and not disclose the Marketing Information or any of the contents to any other individual or entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of non-disclosure or confidentiality) without the prior written authorization of the Owner or of PMG and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner. Any and all marketing information and contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature.

By accepting the Marketing Information, Recipient further agrees that all business details, property information, financials, and any other information received in written form will be returned if the transaction is not successful in closing. The recipient further agrees that this confidentiality agreement shall survive the successful completion or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns. The recipient agrees to save and hold harmless PMG, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

These materials do not constitute an offer, but only a solicitation of interest with respect to a possible purchase of the property, which the Owner may consider. Ownership completely reserves the right to withdraw this property from the market or to change, update, or modify the terms of these materials at any time. The Owner reserves the right to accept or reject any and all proposals, and further reserves the right to remove the property from the market at any time, including full asking price proposals.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While PMG does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. Taxes and all other factors should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a separate and independent investigation of the property to determine the suitability of the property and the quality of its tenancy for your own personal records and satisfaction. The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal.

Owner agrees to pay a brokerage commission to PMG only per separate agreement. PMG represents the owner and does not allow any sub agency to any other broker. PMG has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions.

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