

# FOR LEASE

2406 8TH AVENUE  
GREELEY CO 80631



**\$2,600.00 Gross Lease**



- Office or Retail
- 1608 SF
- One ADA Bathroom shared parking on the northside of building
- Surrounded by fast food restaurants like McDonalds and Subway
- over 17,000 VPD
- Street side Signage

Great location with visibility along the 8th Ave. corridor close to UNC, HWY 34 and 85.

This is a Sublease for a 3 year term initially.

## Mary Jo Brockshus

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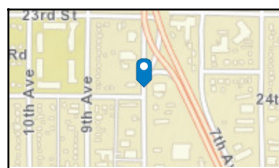
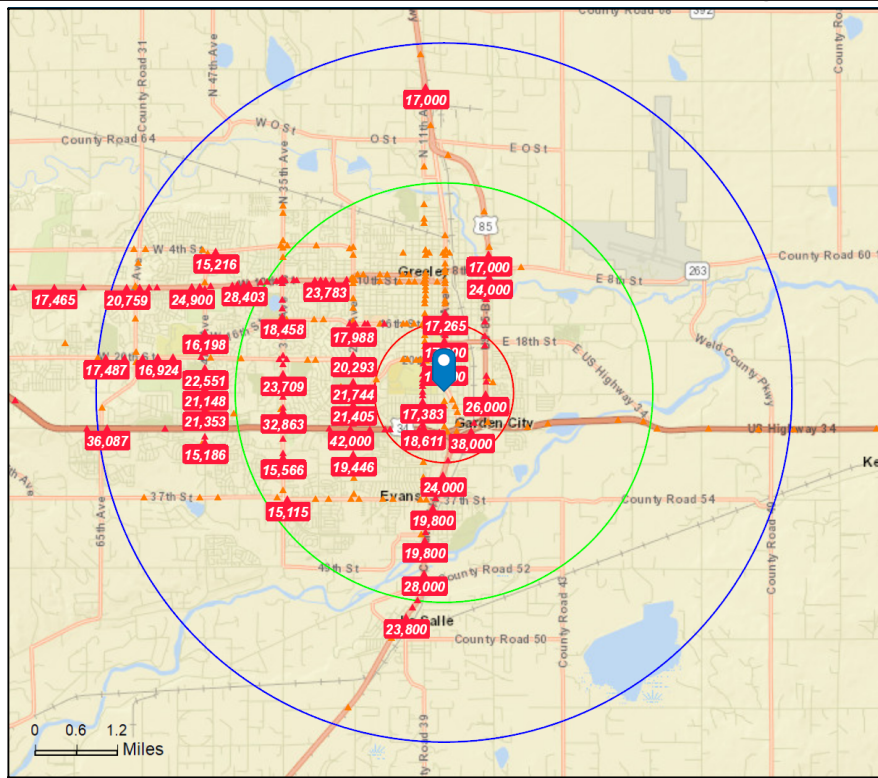
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## 2406 8TH AVENUE

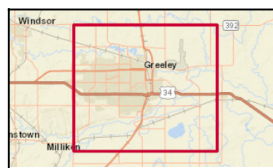
### GREELEY CO 80631



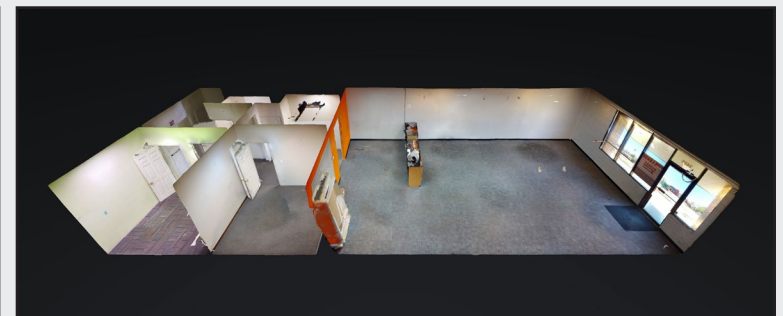
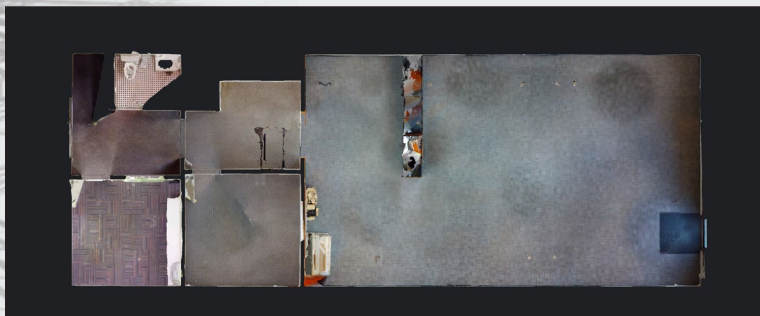
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).



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All information provided deemed reliable, but not guaranteed.

