



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	15,764	16,137	74,850	76,238	125,291	130,047
Households	5,126	5,328	26,262	27,044	125,291	130,047
Median HH Income	\$46,255	\$54,972	\$54,688	\$65,307	\$64,791	\$78,030
Average HH Income	\$69,436	\$82,706	\$75,396	\$88,703	\$88,153	\$103,329
Median Age	25.2	26.3	30.3	31.3	32.4	33.6

INDUSTRIAL FLEX UNITS AVAILABLE

PROPERTY TYPE: **INDUSTRIAL/FLEX**

SQUARE FEET: **4,449 SF**

SALE PRICE: **\$742,500.00 (\$166.89/SF)**

YEAR OF CONSTRUCTION: **1974**

2024 TAXES: **\$5,609.82**

FEATURES:

- 3 adjacent condos with small offices in the front, warehouse in the back.
- New metal roof installed (2024)
- 10' rear overhead doors
- I-M Zoning, City of Greeley
- Price includes storage conex box
- Short-term leases in place, flexible for user or investor buyer

FEATURED PROPERTY

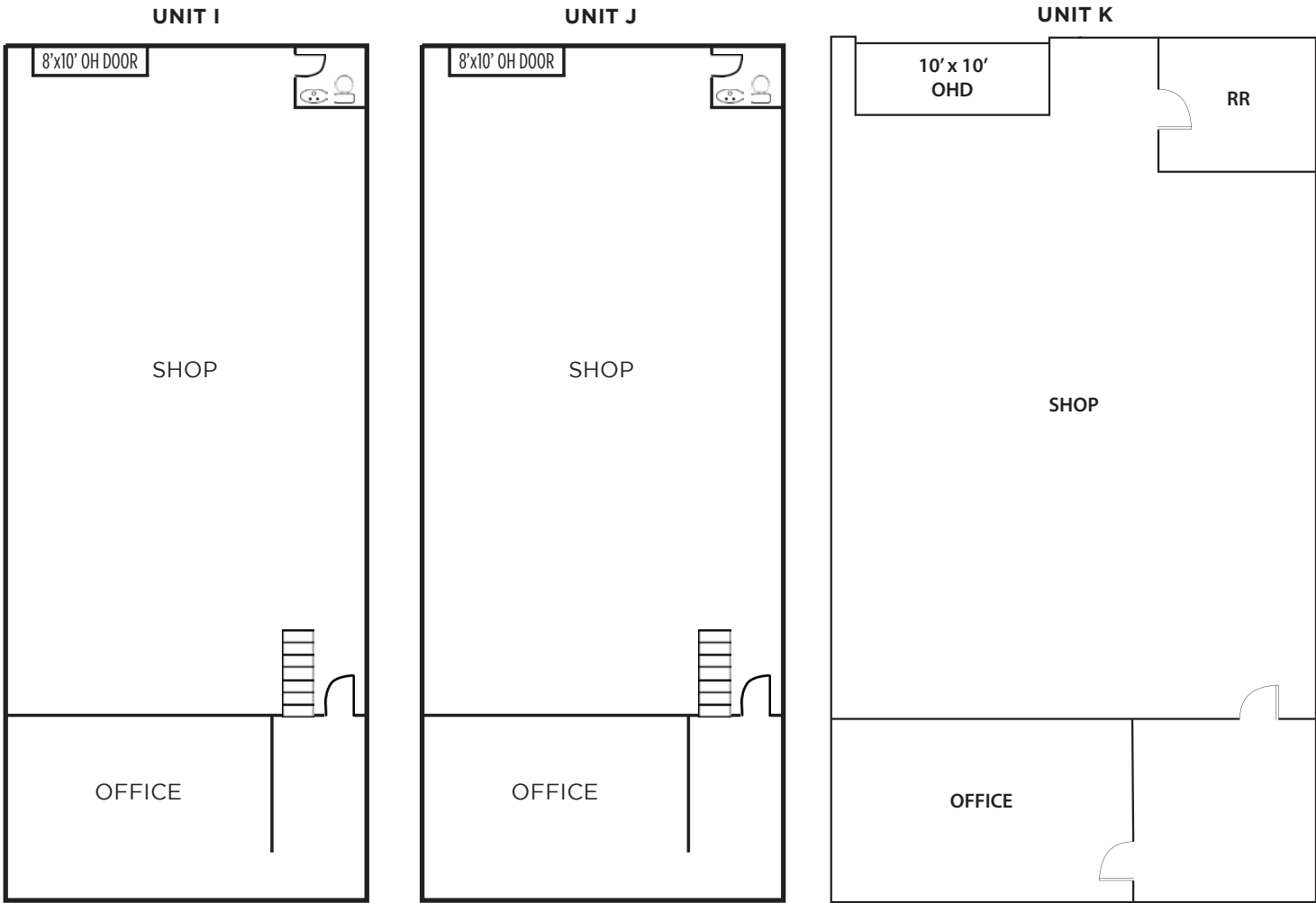
2015 2ND AVENUE, UNITS I, J & K • GREELEY, CO 80631



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SITE LOCATION

2015 2ND AVENUE, UNITS I, J & K • GREELEY, CO 80631

22.8

MILES
TO LOVELAND

31.8

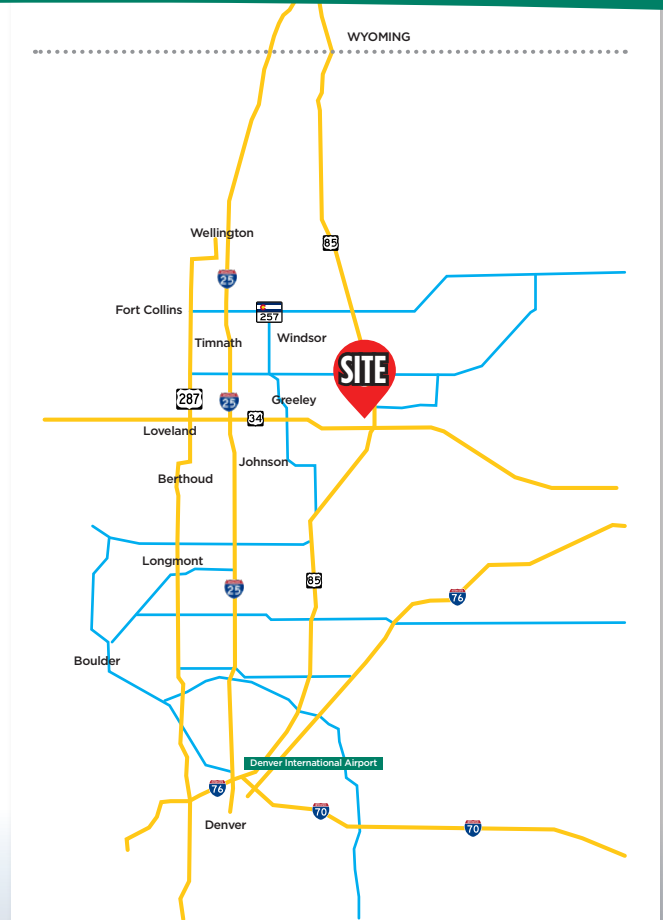
MILES
TO FORT COLLINS

52.9

MILES
TO CHEYENNE

51.3

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
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Loveland

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Greeley

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