

FOR LEASE

2406 8TH AVENUE
GREELEY CO 80631



\$2,600.00 Lease Plus NNN | Est. \$4.50 SqFt



- 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.

CAM (NNN) charge is \$500 (+/-). Includes insurance, property tax, common area maintenance, parking lights, snow removals, grass, etc.



Mary Jo Brockshus

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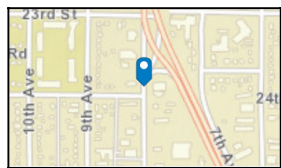
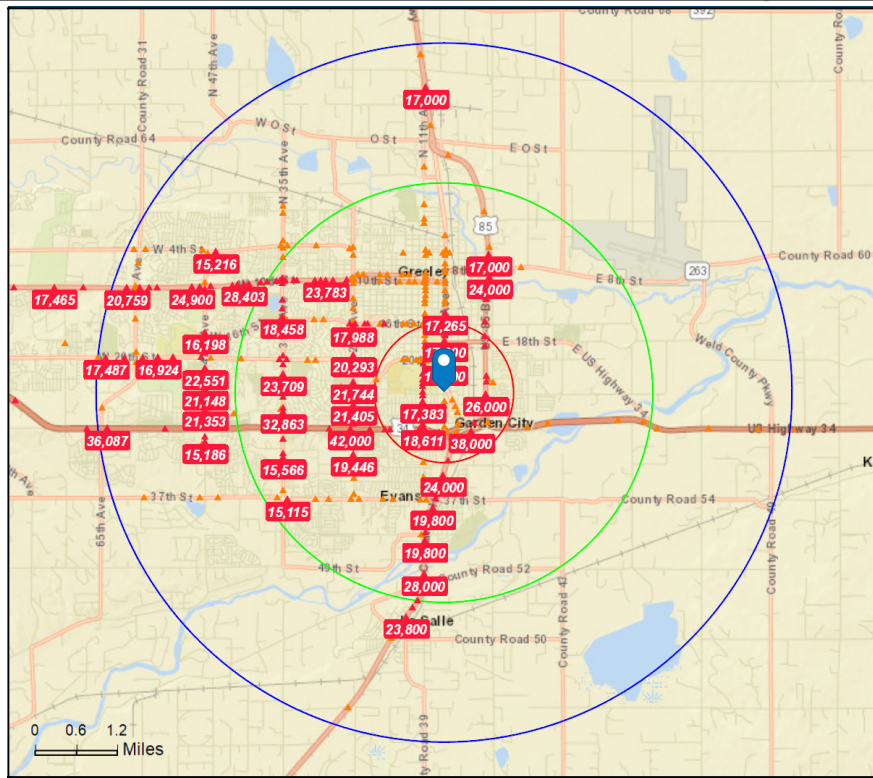
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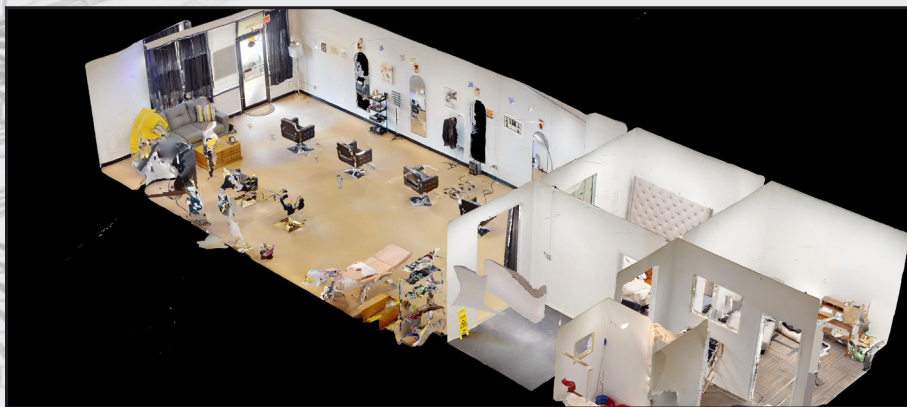
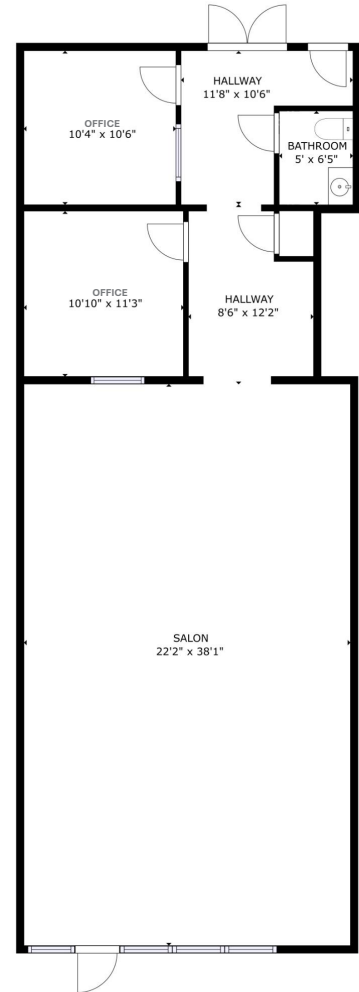
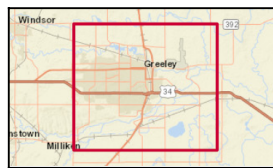


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Average Daily Traffic Volume

- ▲ 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



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All information provided deemed reliable, but not guaranteed.

