

# 128 30TH ST. UNITS 2,3,4

GREELEY CO 80631



## PROPERTY DESCRIPTION

Well located Industrial condos along the Hwy 85 and 34 Corridor. NNN investment offering at a 8% CAP rate. Could also be a great owner user opportunity. Zoned (I-M) Industrial-Medium Intensity which allows for a variety of different uses in manufacturing and distribution along with high intensity commercial uses. Large, fenced yard is great for fleet vehicles or trade equipment. Some mineral rights included in the sale. Call for additional information.

## OFFERING SUMMARY

Sale Price	\$2,065,500
Building Size	12,107 SF
Price/SF	\$171/SF
Zoning	Industrial-Medium Intensity
Cap Rate	8% CAP

## PROPERTY HIGHLIGHTS

- 3 Condo Units
- Fully Fenced Yard
- 3, 12' OH Doors and 1, 8' Dock High Door
- Quick Access to HWY 85 and HWY 34
- 15' Clear height



### NICK WHITWORTH

Commercial Broker  
970.222.3010  
nickw@remax.net

### BRICE BURKHARDT

Commercial Broker  
970.222.0811  
briceb@remax.net

COLORADOCOMMERCIALBROKERS.COM

Office: 970.482.1781 | 125 S. Howes St, Suite 120, Fort Collins, CO 80521  
Each office independently owned & operated. All information contained herein is deemed reliable but not guaranteed.

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### UTILITY PROVIDERS

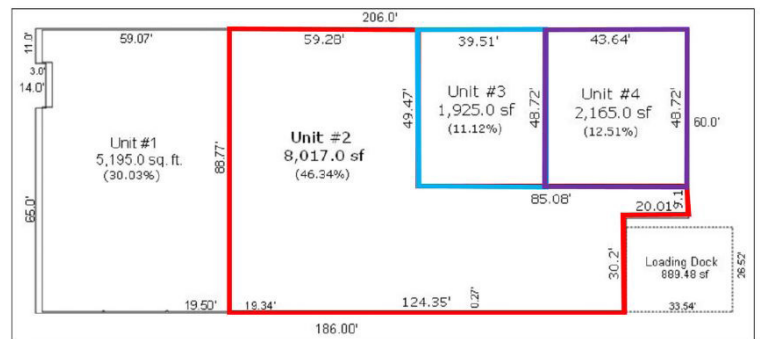
- Water - City of Greeley
- Sewer - City of Greeley
- Electric - Xcel Energy
- Gas - Atmos
- Internet - Allo

### LINKS

- Land Use Code  
Click/Scan to View



### BUILDING / UNIT MAP



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**RE/MAX**  
COMMERCIAL

**ALLIANCE**

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