

Price: \$355,000



Historic Property with Flexible
Commercial Zoning.
Located in downtown Greeley,

1103 10TH AVE, GREELEY, CO 80631

1103 10TH AVENUE • GREELEY, CO
80631



PROPERTY DESCRIPTION

1103 10th Ave, Greeley, CO 80631

1103 10th Avenue | Greeley, CO 80631



Property Description

Historic Property with Flexible Commercial Zoning 1103 10th Ave, Greeley, CO 80631

A rare opportunity to acquire a Weld County Registered Historic Home built in 1904, now zoned for Commercial High Intensity (C-H) use. Located in downtown Greeley, with shopping, dining, the University of Northern Colorado, and Hwy 85, minutes away, this 3,081 sq ft property offers versatile space for a wide range of professional, institutional, or community uses.

Offered AS-IS, this property presents a unique opportunity to establish a presence in a historically significant and strategically located space close proximity to the University of Northern Colorado makes it well-positioned for university-affiliated functions such as fraternity or sorority housing, student organization headquarters, academic offices, or short-term lodging for faculty and guests.

The structure includes 2,088 sq ft above ground and 993 sq ft in the full unfinished basement, providing ample space for storage or future development. A detached 1-car garage and separate storage shed add utility for equipment and secure parking. The corner lot features generous street parking, with diagonal public parking available directly across the street.

The building maintains its original architectural features including tall ceilings, rich woodwork, restored hardwood floors, and beveled-glass windows. Recent improvements include a new roof, updated plumbing and electrical systems, serviced hydronic radiator heating, two high-efficiency mini-split A/C and heat units, refreshed bathrooms, and new interior and exterior paint. The renovated kitchen includes updated appliances, wood block counters, and a modern sink suitable for shared or staff use.

The layout offers large rooms adaptable for offices, meeting areas, classrooms, or small group functions. Situated on a 6,000 sq ft lot, the property is conveniently located near civic amenities and major transportation routes, supporting both residential and commercial applications.

Zoning allows for a wide range of permitted uses, including:

- Mixed-Use Dwelling
- Limited Assembly or Worship
- Universities, Colleges, and Child Care Facilities
- Limited Restaurants and Short-Term Lodging (including Bed & Breakfasts up to 5 rooms)
- Medical and General Office (under 20K GLA)
- Personal Services and Indoor Recreation (under 5K GLA)
- Limited Retail and Animal Care Services
- Pawn Shops and other uses by Special Review

PROPERTY PHOTOS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	9,600	44,104	67,057	Median	\$49,864	\$62,019	\$70,434
Female	8,323	39,886	63,101	< \$15,000	1,044	3,168	4,206
Total Population	17,923	83,991	130,157	\$15,000-\$24,999	760	2,055	2,896
				\$25,000-\$34,999	457	2,601	3,576
				\$35,000-\$49,999	1,239	4,712	6,418
				\$50,000-\$74,999	1,344	5,270	8,160
				\$75,000-\$99,999	574	3,945	6,197
				\$100,000-\$149,999	975	5,138	8,953
				\$150,000-\$199,999	332	1,996	3,927
				> \$200,000	255	1,405	3,294
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	3,332	16,995	26,662	Total Units	7,593	32,435	50,797
Ages 15-24	4,121	16,186	22,238	Occupied	6,979	30,292	47,626
Ages 25-54	7,214	33,527	52,286	Owner Occupied	1,997	14,420	26,459
Ages 55-64	1,453	7,112	11,738	Renter Occupied	4,982	15,872	21,167
Ages 65+	1,803	10,171	17,233	Vacant	614	2,143	3,171
Race	1 Mile	3 Miles	5 Miles				
White	9,112	43,633	70,701				
Black	842	3,469	4,230				
Am In/AK Nat	59	269	390				
Hawaiian	16	76	104				
Hispanic	6,893	32,605	48,926				
Asian	591	2,243	3,059				
Multi-Racial	366	1,537	2,538				
Other	41	160	221				