

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

1103 10th Ave, Greeley, CO 80631

1103 10th Avenue | Greeley, CO 80631



PROPERTY PHOTOS

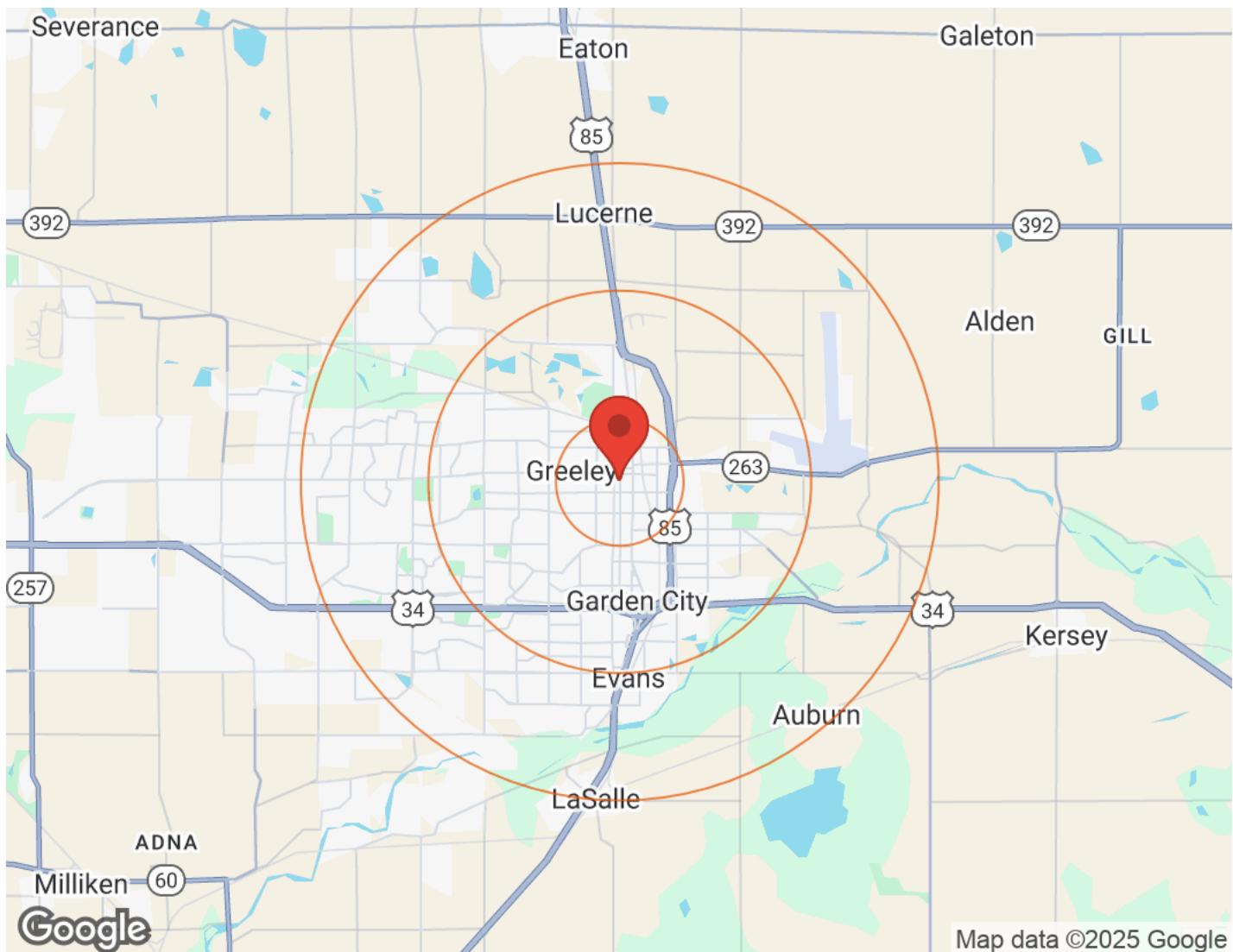
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DEMOGRAPHICS

1103 10th Ave, Greeley, CO 80631
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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 9,600 | 44,104 | 67,057 |
| Female | 8,323 | 39,886 | 63,101 |
| Total Population | 17,923 | 83,991 | 130,157 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 3,332 | 16,995 | 26,662 |
| Ages 15-24 | 4,121 | 16,186 | 22,238 |
| Ages 25-54 | 7,214 | 33,527 | 52,286 |
| Ages 55-64 | 1,453 | 7,112 | 11,738 |
| Ages 65+ | 1,803 | 10,171 | 17,233 |
| 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 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$49,864 | \$62,019 | \$70,434 |
| < \$15,000 | 1,044 | 3,168 | 4,206 |
| \$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 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 7,593 | 32,435 | 50,797 |
| Occupied | 6,979 | 30,292 | 47,626 |
| Owner Occupied | 1,997 | 14,420 | 26,459 |
| Renter Occupied | 4,982 | 15,872 | 21,167 |
| Vacant | 614 | 2,143 | 3,171 |