

1301 9th Street

Greeley, CO 80631



FOR SALE

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The brokerage makes no representations or warranties regarding accuracy or completeness. All parties should verify independently. No liability is assumed for errors, omissions, or disc

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Property Description

Rare owner-user opportunity: established restaurant with attached residential living quarters, total 3,720 SF. Fully equipped kitchen, customer dining area, storage and private living space — ideal for restaurateurs seeking live-work convenience.

Property Highlights

- Spacious 3,720SF building (Restaurant with living quarters)
- Strategic location in the Greeley area
- Customizable layout for versatile configurations

Offering Summary

Sale Price:	\$1,000,000
Building Size:	3,720 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	781	2,440	6,540
Total Population	1,994	6,323	17,691
Average HH Income	\$62,479	\$68,206	\$65,947

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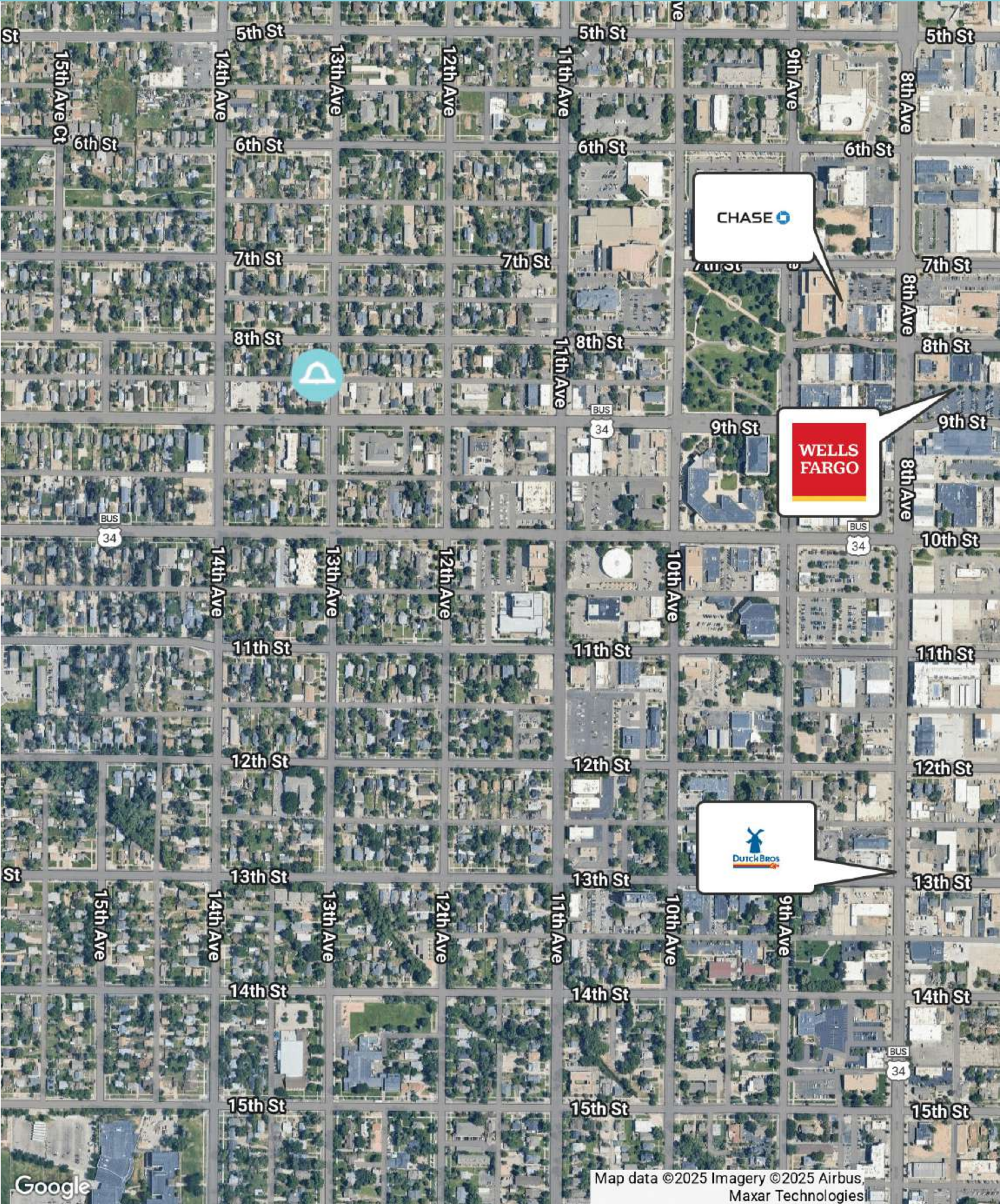
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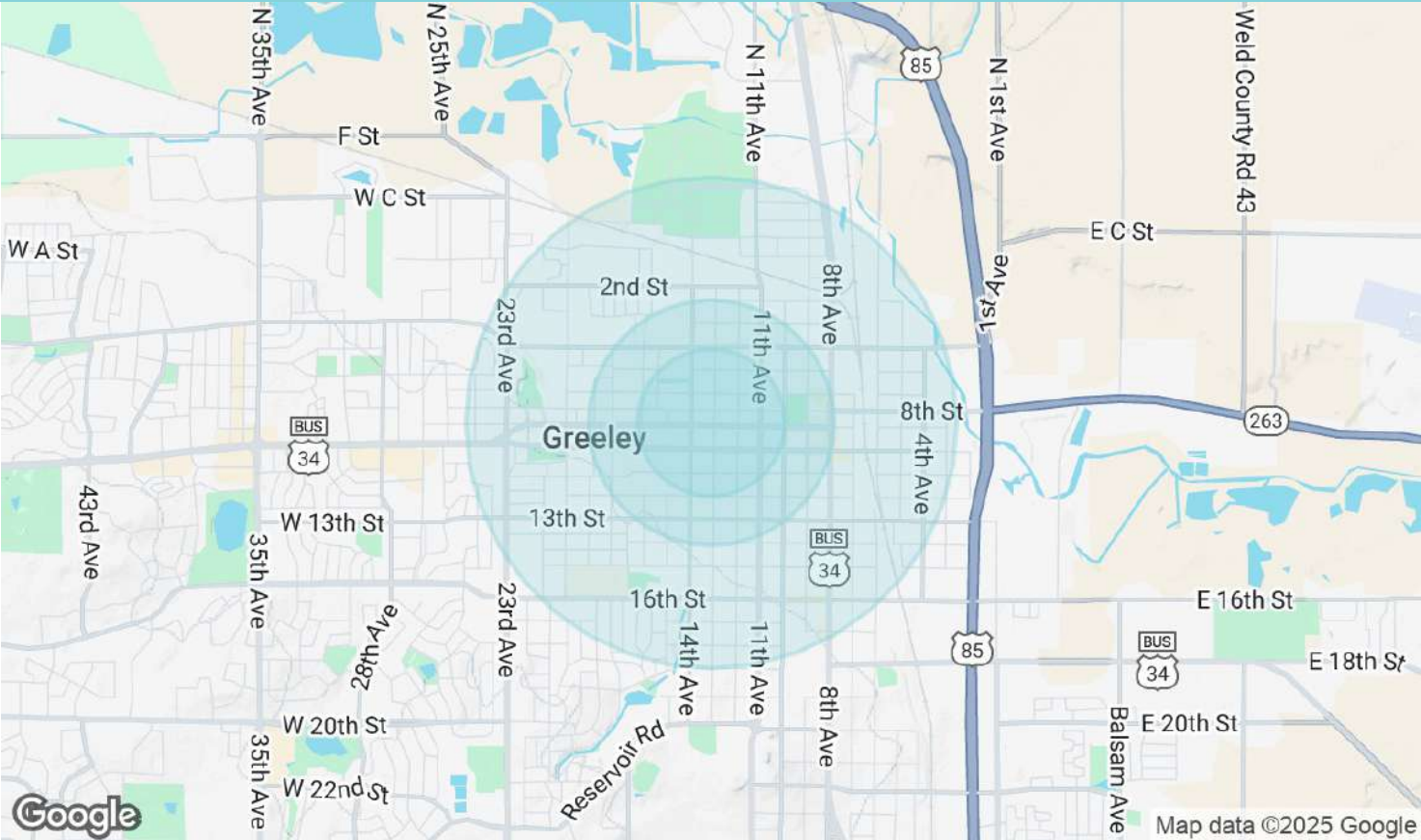
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,994	6,323	17,691
Average Age	35	35	35
Average Age (Male)	34	35	34
Average Age (Female)	35	36	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	781	2,440	6,540
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$62,479	\$68,206	\$65,947
Average House Value	\$454,741	\$388,967	\$364,540

Demographics data derived from AlphaMap

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