



VIRTUAL PROPERTY TOUR - CLICK LINK: [youtube.com](https://www.youtube.com)

VERSATILE COMMERCIAL FLEX BUILDING AVAILABLE

PROPERTY INFO:

LEASE RATE:		\$9.50/SF NNN*
AVAILABLE SIZE:		336 - 6,723 SF
SUITE A:	650 SF	\$15.00/SF MG
SUITE B:	703 SF	\$18.00/SF MG
SUITE C:	2,589 SF	\$16.00/SF MG
SUITE D:	336 SF	\$19.00/SF MG
SUITE E:	1,655 SF	\$15.00/SF MG
LOT SIZE:		0.42 ACRES
ZONING CODE:		"C-H", Commercial High-Intensity
TRAFFIC COUNTS:	9,511 AADT (9th St.)	9,802 AADT (23rd Ave.)

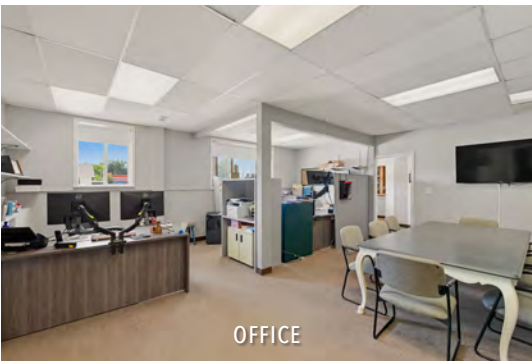
FEATURES:

- Versatile Commercial Flex Building ideal for retail, office, or other commercial use requiring shop/storage space (13' x 12'h OHD); building area can be demised for multiple tenants, see floor plan for more information
- Fronts 9th Street close to major intersection with 23rd Avenue
- Ample off-street parking available
- Excess lot area on west end offers additional parking, storage, or possible building expansion
- Availability May 1, 2026
- Exterior upgrades to facade and parking lot coming April 2026

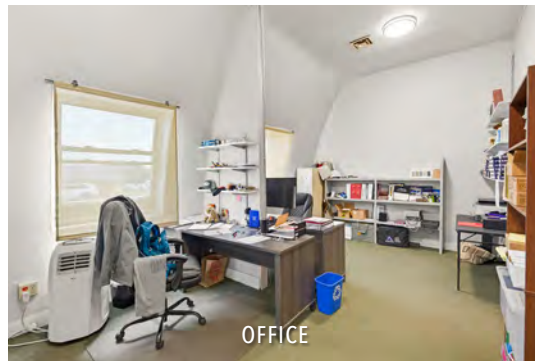
* Lease rate for initial 6 months for qualifying lease terms and tenant, ask broker for more information

FEATURED PROPERTY

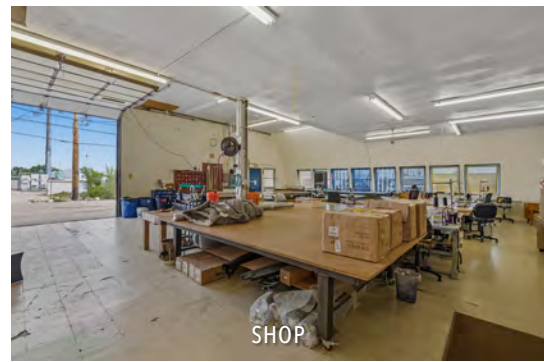
2207 9TH STREET • GREELEY, CO 80631



OFFICE



OFFICE



SHOP



REAR

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TOTAL BUILDING SF: 6,723		
SUITE A	650	OFFICE / RETAIL
SUITE B	703	OFFICE / RETAIL
SUITE C	2,589	OFFICE / SHOP
SUITE D	336	OFFICE
SUITE F	1,655	SHOP / STORAGE

* Attic storage potentially available with suite

